

# Sproull Ave, Walsenburg

## \$149,000

Capture Colorado  
Mountain Properties, llc.  
CaptureColorado.com



*Charming Cottage*

**2 Bedroom, 1 Bath,  
924 Sqft. 0.215 Acres.**

Charming cottage, end of a quiet street, walk to library, both schools, Fresh Approach grocery, and several restaurants. Updated and super clean, large corner lot with mature pine trees. Built in 1893 this historic gem is fully updated, very energy efficient, low utilities, two bedrooms with original hardwood, big eat-in kitchen.

New carpet. The front porch is converted to an enclosed sunroom with stone planters. The stone hearth still has a functioning chimney for a wood stove.

The LaVeta / Cuchara valley has much to offer, including a state of the art medical center, come retire with us.

**Call Karen McAnally at 719-989-8784  
KarenMcAnally@gmail.com**

