



**\$669,000**

## **46 SINGLETON RD, ALMA, CO 80420, USA**

<https://www.breckmtn.com>

Exclusive Riverfront Estate in Alma, Colorado! Opportunities like this are truly rare—a private riverfront residence with direct access to the South Platte River, offering unmatched serenity and prestige just 17 miles from Breckenridge. This is more than a home—it's a lifestyle reserved for those who value privacy, beauty, and the uncommon luxury of having part...

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1666, 1666 sq ft



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# Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 1666, 1666 sq ft
<b>Lot size, sq ft:</b> 23086.8, 0.53 sq ft	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> One floors	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1062300	<b>Year built:</b> 1966
<b>Lot Size Acres:</b> 0.53 acres	<b>Date Added:</b> 2025-08-30

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# Building Details

<b>Water Source:</b> Public	<b>Basement:</b> SumpPump
<b>Architectural Style:</b> Cabin,Ranch	<b>Lot Features:</b> Level,Secluded,Waterfront
<b>Sewer:</b> Connected	<b>Garage Spaces:</b> 1
<b>Property Condition:</b> Resale	<b>Levels:</b> One
<b>View:</b> Meadow,Mountains,River,CreekStream	<b>Subdivision Name:</b> ALMA RIVERSIDE
<b>Floor covering:</b> Vinyl	<b>Basement:</b> SumpPump
<b>Architectural Style:</b> Dryer, Dishwasher, ElectricRange, Disposal, Microwave, Refrigerator, Washer, WasherDryer	<b>Roof:</b> Metal
<b>Parcel Number:</b> 242	<b>Living Area:</b> 1666 sq ft
<b>Waterfront:</b> Yes	<b>Heating:</b> Yes
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 0.53 sq ft	<b>Bathrooms Full:</b> 1
<b>Open Parking:</b> No	

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# Amenities & Features



**Parking Features:** Garage, Garage  
**Waterfront Features:** RiverFront,Waterfront  
**Fireplace Features:** WoodBurningStove  
**Heating:** Baseboard,WoodStove  
**Interior Features:** VaultedCeilings,  
WoodBurningStove  
**Spa:** No  
**Pets Allowed:** Yes  
**Lot Features:** Level, Secluded, Waterfront

**Patio & Porch Features:** Deck  
**Utilities:** TrashCollection,  
SewerConnected  
**Furnished:** Negotiable  
**Features:** NotApplicable, VaultedCeilings,  
WoodBurningStove  
**Fireplace:** No  
**CoolingYN:** No  
**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** South Park  
**High School:** South Park  
**Elementary School:** Edith Teter

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$2,002  
**Tax Year:** 2025

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## Miscellaneous

**Community Features:** None  
**Exclusions:** No  
**Attribution Contact:** (970) 333-1564

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## Listing Information Courtesy of:

**Agent Name:** Marilee Devries  
**List Office Name:** Caniglia Real Estate Group,LLC

