

**490 Forty Niner Dr**  
Fruita, CO 81521



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**MLS# 20254992**



**\$449,000**

**4 Bedrooms | 2 Bathrooms | 2,025 Sqft**

Who wouldn't love a home that combines a fantastic location, plenty of space, and tons of charm? You just struck gold at 490 Forty Niner Dr, where comfort and convenience come together beautifully in Fruita's highly sought-after Comstock neighborhood. The location is hard to beat — just minutes from downtown Fruita, hiking and biking trails, parks, schools, and the Rec Center. This quiet, friendly neighborhood has that welcoming small-town feel, and since the home sits on a corner lot, you'll enjoy extra elbow room and great curb appeal. Step inside and you'll instantly notice how open and bright the space feels. Vaulted ceilings create a sense of airiness, while the open-concept layout makes entertaining or relaxing effortless. The dining area opens to a covered patio and spacious deck, giving you the perfect indoor-outdoor flow for BBQs, morning coffee, or simply enjoying those Colorado evenings. The kitchen is spacious and well-designed, offering generous cabinet space, a large pantry, and bar seating for casual meals or catching up with friends. The primary bedroom is your private retreat — large, inviting, and complete with a five-piece ensuite featuring a jetted tub, walk-in shower, dual vanities, and plenty of closet space. Across the home, you'll find a large front room that's full of possibilities — it could be a bedroom, office, den,



**Jenny Koch**

Phone: (970) 462-7716

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