

**221 Hall Ave.**  
Grand Junction, CO 81501



REALTY ONE GROUP

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MLS# 20255561



**\$469,900**

**4 Bedrooms | 2 Bathrooms | 2,124 Sqft**

Spacious and inviting, this centrally located home offers incredible value with plenty of square footage for the price! There are 3 large bedrooms and a 4th bedroom that includes a private 3/4 bath—perfect as a second primary suite for guests, roommate rental, or private owner's retreat. Enjoy cozy evenings by the gorgeous wood-burning fireplace, or entertain in the large kitchen and dining room with built-ins. Two bedrooms include built-in dressers, and the main bath boasts lots of character with a charming clawfoot tub. Additional highlights include a huge family room with new carpeting (2025), a private laundry room, and a bonus art studio. Step outside to a large fenced backyard. The fence you initially see is NOT the back of the property, access even more through the gate next to the red shed to see raised vegetable gardens, koi pond. There are three versatile sheds—one currently serving as a private yoga studio. Featuring a newer roof (about 4 years old), brand new water heater (2025), new gutters (2025), cleaned and certified furnace (2025), new updated electrical panel and GFI outlets in kitchen and baths (2025). Just blocks from Sherwood Park, CMU, downtown Grand Junction, and local shopping, this home blends functionality, charm, and endless possibilities for living and entertaining.



**Paul Aspelin**

Phone: (612) 306-9558

REALTY ONE GROUP WESTERN SLOPE

Office: (970) 314-3844

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