

**2171 I Rd**  
Grand Junction, CO 81505



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MLS# 20261393



**\$485,000**

**3 Bedrooms | 2 Bathrooms | 1,296 Sqft**

Situated on two pristine, irrigated acres, this property offers the space and water rights you've been searching for in NW Grand Junction. Whether you're looking to bring horses, start a hobby farm, gardens, massive outbuilding or simply enjoy the unobstructed Colorado sunsets, this long held gem is a rare find. This property is a testament to the quiet, rural lifestyle in NW Grand Junction is famous for. This modular home offers a comfortable and efficient living space. This exceptional property offers the perfect blend of country charm and modern convenience. The inviting interior features a warm and welcoming ambiance. The kitchen boasts ample cabinet space, large skylights, and windows that fill the space with natural light. The spacious master suite includes a beautifully appointed bathroom. Multiple bedrooms and bathrooms ensure comfortable living for all. The private back deck is the perfect spot to relax and take in the panoramic mountain views.



**Jeff Pleasant**

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For full listing details, please scan:

