

**2946 D Rd Unit C2**  
Grand Junction, CO 81504



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**MLS# 20262457**



**\$305,000**

**3 Bedrooms | 3 Bathrooms | 1,839 Sqft**

Spacious south-facing townhome offering 1,839 SF, abundant storage, and a functional layout designed for comfortable living. This generously sized 3-bedroom, 3-bath home features an inviting fenced patio with afternoon shade, upstairs laundry, and a primary suite complete with ensuite bath and walk-in closet. Recent updates include a new dishwasher and microwave, plus the evaporative cooler has been serviced and is ready for summer. Enjoy the convenience of two dedicated parking spaces directly in front of the home. Whether you're looking for a low-maintenance primary residence or an investment opportunity, this home offers space, convenience, and value. \$5,000 in seller concessions towards update, rate buy down or closing costs.



**Niki Yenter-Przystup**

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NextHome Valley Properties, VCK Group

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