

403 Clements Way
Fruita,



Powered by **westerncolorado.realestate**



\$545,900

4 Bedrooms | 4 Bathrooms | 1,790 Sqft

Welcome to this spacious two-story townhouse in Fruita, Colorado—perfectly positioned near the McInnis National Conservation Area and downtown Fruita, and just minutes from world-class mountain biking and hiking on the Kokopelli Trail System. With 1,790 square feet of thoughtfully designed living space, this versatile home offers 4 bedrooms, 3 bathrooms, and a one-car garage. A standout feature of this townhome is its flexible layout, which allows the property to be separated into a main residence and a private 1-bedroom, 1-bathroom ADU. Ideal for generating rental income, hosting guests, or accommodating multigenerational living, the ADU adds exceptional value and functionality. Whether you're looking for a primary residence, an investment opportunity, or a combination of both, this Fruita townhome delivers comfort, convenience, and unbeatable access to the outdoor lifestyle Western Colorado is known for.



Merrite Wyatt

Phone: (970) 260-6947

Bray Real Estate

Office: (970) 242-3647

For full listing details, please scan:

