

905 E Aspen Ave
Fruita, CO 81521



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MLS# 20263317



\$525,000

3 Bedrooms | 2 Bathrooms | 1,552 Sqft

Fruita – a place where small town meets big adventure. Minutes from where river canyons meet high desert trails, and just a short walk from downtown where the community gathers for live music, baked goods, and a fresh cup of coffee – sits 905 E Aspen Ave. This charming house catches your eye from the curb. The character of this house begins as you step onto the covered porch and are greeted by the cozy light-filled three season room. You enter the home onto bright hardwood floors with a central dining space and views of the Colorado National Monument. Two spacious bedrooms and a full bathroom complete the front living space. As you walk through the house you will find your oversized pantry and laundry area complete with ample shelving, storage cabinets, and newer washer and dryer. The kitchen is the heart of this home. You will find thoughtful updates including stainless steel appliances, soft close cabinets, a double oven, gas range, farmhouse sink, pot-filler, and large island for gathering. The living room is surrounded by large windows including french doors that allow views of the garden and outdoor living space. The expansive primary bedroom includes a large walk-in closet and luxury $\frac{3}{4}$ bath. Sitting on a corner lot allows you plenty of space to enjoy true Western Slope living. You will find several water-wise perennial gardens,



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