

2365 W Ridges Blvd
Grand Junction, CO 81507



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MLS# 20263533



\$944,000

3 Bedrooms | 4 Bathrooms | 2,121 Sqft

The Ledges at Redlands Mesa sits at the top of the Redlands in every sense - elevated, private, with Colorado's #1 ranked Redlands Mesa Golf Course just down the road and views in every direction that remind you why the Grand Valley is worth staying for. Five minutes to the East Entrance of the Colorado National Monument. Five minutes to downtown Grand Junction. Lunch Loops and miles of Redlands biking and walking paths essentially at your doorstep. The location alone is worth the conversation. 2365 W Ridges Boulevard sits right in the heart of it, and the setting does the heavy lifting before you ever step inside. Out back, the lot drops to a cliff edge that opens the whole valley up - Grand Mesa to the east, Monument country to the south, and nothing between you and all of it. Step through the front door and the 18-foot ceilings make an immediate statement. The interior is clean and modern - wide-plank wood floors, thoughtful accents, and a design sensibility that feels elevated without trying too hard. The living and dining spaces flow together naturally, anchored by a gas fireplace and framed by views that shift with the light throughout the day. The kitchen keeps pace: rich dark cabinetry, a striking tile backsplash, stainless steel appliances, solid stone countertops, a pantry, and counter seating. This is a home built for living in,



Mike Tofel

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The Christi Reece Group

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