

2298 S Arriba Cir
Grand Junction, CO 81507



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MLS# 20264287



\$454,900

3 Bedrooms | 2 Bathrooms | 1,586 Sqft

Tucked into the Redlands on a quarter acre, 2298 S Arriba Circle is the rare well-maintained home - the kind that doesn't come around often at this price point, in a neighborhood that doesn't come around often either. The Redlands sits at the base of the Colorado National Monument, known for its trail access, established neighborhoods, and proximity to everything without the noise of being in the middle of it. This corner lot in Bluffs West puts you close to it all - the Monument's trail system, Redlands Parkway, and a quick run into town when you need it. The updates here are real, not cosmetic. New flooring, fresh paint throughout, a new furnace, and new A/C - the groundwork's been handled, which means you get to skip straight to living in it instead of catching up on deferred maintenance. The layout has some fun to it - a bi-level design that separates the space without closing it off. The living room catches good natural light through the windows and flows easily into the dining area, keeping the main level open and easy to move through. The kitchen keeps up with the rest of the home, offering plenty of counter space to actually put to use, whether that's meal prep or just spreading out. The primary bedroom includes a large walk-in closet - no shortage of storage there, and a welcome detail in a home from this era. Downstairs, a



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The Christi Reece Group

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