

1098 21 1/2 Road
Northwest, CO 81505



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MLS# 20264760



\$950,000

4 Bedrooms | 2 Bathrooms | 1,774 Sqft

Opportunity to own over 8 irrigated acres in northwest Grand Junction. This property offers a unique combination of usable acreage, updated features, expansive shop space, and incredible potential. The existing home has seen numerous improvements, including new flooring, a newer roof, furnace, windows, appliances, and water heater. The 40' x 80' shop provides plenty of room for all your tools, equipment, hobbies, and toys. Looking toward the future, the property offers an exciting opportunity to build a larger home on the hilltop and take advantage of spectacular 360-degree views, while potentially converting the existing home into an ADU. With ample space, irrigation, and room to create your vision, this property offers possibilities with living outside of the town yet close to Grand Junction or Fruita.



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