

411 Clement's Way
Fruita, CO 81521



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\$525,900

4 Bedrooms | 3 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.



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