

# ALMOST HOME GUIDE



December 2<sup>nd</sup> – December 15<sup>th</sup>, 2025 Edition



The Almost Home Guide is a biweekly rental listing designed to help Mesa County residents find available rental units. Previously managed by Grand Valley Catholic Outreach, the guide is now overseen by the City of Grand Junction's Housing Division as part of the At Home in GJ program. New listings will be published in PDF format on the City website on the first and third Tuesday of each month. Listings are removed after two weeks unless resubmitted.

**Disclaimer:** The City of Grand Junction provides this guide as a community resource but does not endorse or verify the properties or landlords listed. Tenants are strongly encouraged to independently research and vet all listings before entering into any rental agreements. The City is not responsible for the accuracy of information provided or for any fraudulent or misleading activity.

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## PROPERTY DETAILS

Contact Name	Karen Mariluch
Contact Phone	970-201-1248
Contact Email	karenprosa@aol.com
Unit Available	8/11/2025
Property Type	Apartment
Monthly Rent	\$850
Address	235 West Kennedy Ave., Grand Junction
Bed/Bath	1 BR/1 BA
Sq Ft	1150 sq ft
Utilities	Utilities NOT Included
Pet Policy	No Pets Allowed
Security Deposit	\$850
Last Month's Rent Required	No
Open to Rent Smart	No

**Property Description:** SHARED DOWNSTAIRS UNIT with separate entrance and kitchen. Two bedrooms available, \$850/month per room with shared bathroom. Utilities split evenly with owner (lives upstairs) and other tenant.

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## PROPERTY DETAILS

<b>Contact Name</b>	BS Properties LLC
<b>Contact Phone</b>	9703127337
<b>Contact Email</b>	970britni@gmail.com
<b>Unit Available</b>	12/15/2025
<b>Property Type</b>	Townhome / Townhouse
<b>Monthly Rent</b>	\$2100
<b>Address</b>	2465 Theresea Lane, Grand Junction
<b>Bed/Bath</b>	2 BR/2.5 BA
<b>Sq Ft</b>	1365 sq ft
<b>Utilities</b>	Water Included,Trash Included
<b>Pet Policy</b>	Dogs Allowed,Breed Restrictions Apply,Pet Limits Apply,Pet Deposit Required
<b>Security Deposit</b>	\$2100
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	Yes

**Property Description:** Fully furnished option available.

New LVP Flooring, New Carpet, Fresh Paint, a beautiful cozy space to call home.

Back patio opens up to grass area with a neighborhood park. HOA Gym, and clubhouse.

## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	10/1/2025
<b>Property Type</b>	Apartment
<b>Monthly Rent</b>	\$1450
<b>Address</b>	1074 Cedar way unit 201, Fruita
<b>Bed/Bath</b>	2 BR/1 BA
<b>Sq Ft</b>	900 sq ft
<b>Utilities</b>	Gas Included,Water Included,Trash Included
<b>Pet Policy</b>	Cats Allowed,Dogs Allowed,Pet Limits Apply
<b>Security Deposit</b>	\$1,450
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** Modern 2 Bed, 1 Bath apartment with on-sight laundry. Water, Sewer and Trash are included for a \$50/ month fee.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	11/10/2025
<b>Property Type</b>	Apartment
<b>Monthly Rent</b>	\$1550
<b>Address</b>	1074 Cedar way unit 103, Fruita
<b>Bed/Bath</b>	2 BR/1.5 BA
<b>Sq Ft</b>	1000 sq ft
<b>Utilities</b>	Gas Included,Water Included,Trash Included
<b>Pet Policy</b>	Cats Allowed,Dogs Allowed,Pet Limits Apply
<b>Security Deposit</b>	\$1550
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** Modern 2 Bed, 1.5 Bath apartment with on-site laundry. Water, Sewer, Trash and gas included for \$50/ month fee.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	12/1/2025
<b>Property Type</b>	Apartment
<b>Monthly Rent</b>	\$1,250.00
<b>Address</b>	515 28 1/2 Rd apt 17, Grand Junction
<b>Bed/Bath</b>	1 BR/1 BA
<b>Sq Ft</b>	550 sq ft
<b>Utilities</b>	Water Included,Trash Included
<b>Pet Policy</b>	Cats Allowed,Dogs Allowed,Pet Limits Apply
<b>Security Deposit</b>	\$1,250.00
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** Remodeled 1 bed, 1 bath apartment with on-site laundry. Water, Sewer, Trash is included for a monthly fee of \$50.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	11/1/2025
<b>Property Type</b>	House / Single-Family Home
<b>Monthly Rent</b>	\$2000
<b>Address</b>	1353 N. 20th St, Grand Junction
<b>Bed/Bath</b>	4 BR/2 BA
<b>Sq Ft</b>	1468 sq ft
<b>Utilities</b>	Utilities NOT Included
<b>Pet Policy</b>	Cats Allowed,Dogs Allowed,Pet Limits Apply
<b>Security Deposit</b>	\$2000
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** 4 bed, 2 bath house. Short term Lease considered, perfect for College students. Pets allowed with fenced yard.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	11/10/2025
<b>Property Type</b>	Mobile Home / Manufactured Home
<b>Monthly Rent</b>	\$1,500.00
<b>Address</b>	510 Friendship Dr, Clifton
<b>Bed/Bath</b>	3 BR/2 BA
<b>Sq Ft</b>	1216 sq ft
<b>Utilities</b>	Water Included,Trash Included
<b>Pet Policy</b>	Cats Allowed,Dogs Allowed,Pet Limits Apply
<b>Security Deposit</b>	\$1,500.00
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** 3 bed, 2 bath mobile home in 55+ community. \$95 charge to cover Water, Sewer, Trash.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	11/10/2025
<b>Property Type</b>	House / Single-Family Home
<b>Monthly Rent</b>	\$1,700
<b>Address</b>	294 Arlington Drive #B, Grand Junction
<b>Bed/Bath</b>	3 BR/2 BA
<b>Sq Ft</b>	1120 sq ft
<b>Utilities</b>	Utilities NOT Included
<b>Pet Policy</b>	No Pets Allowed
<b>Security Deposit</b>	\$1,700
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** 3 bed, 2 bath house with washer & dryer hook-ups. Spacious fenced yard and garage for storage.

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## PROPERTY DETAILS

<b>Contact Name</b>	Red Compass Realty
<b>Contact Phone</b>	970-245-7237
<b>Contact Email</b>	Support@callredcompass.com
<b>Unit Available</b>	11/25/2025
<b>Property Type</b>	Condo
<b>Monthly Rent</b>	\$1,700
<b>Address</b>	951 Iowa Ave Unit 10, Palisade
<b>Bed/Bath</b>	3 BR/1 BA
<b>Sq Ft</b>	1024 sq ft
<b>Utilities</b>	Water Included, Trash Included
<b>Pet Policy</b>	Cats Allowed, Dogs Allowed, Pet Limits Apply
<b>Security Deposit</b>	\$1,700
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** Remodeled 3 bed 1 bath condo with in-unit washer/dryer. Water, Sewer, Trash included for \$27.50 a month fee.

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## PROPERTY DETAILS

<b>Contact Name</b>	AAA Properties
<b>Contact Phone</b>	9702608390
<b>Contact Email</b>	rebeccad9767@gmail.com
<b>Unit Available</b>	12/1/2025
<b>Property Type</b>	House / Single-Family Home
<b>Monthly Rent</b>	\$2500
<b>Address</b>	2518 Filmore Avenue, Grand Junction
<b>Bed/Bath</b>	3 BR/2 BA
<b>Sq Ft</b>	1565 sq ft
<b>Utilities</b>	Utilities NOT Included
<b>Pet Policy</b>	No Pets Allowed
<b>Security Deposit</b>	\$2500
<b>Last Month's Rent Required</b>	No
<b>Open to Rent Smart</b>	No

**Property Description:** Open Saturday and Sunday, 1-3p for touring!