

\$1,249,000 - 2246 Gcr 8, Fraser

MLS® #25-979

\$1,249,000

4 Bedroom, 3.00 Bathroom, 2,806 sqft

Single Family Res on 0.93 Acres

FROSTY ACRES, Fraser, CO

Nestled on just under an acre of wooded serenity in the sought-after Frosty Acres Subdivision, this 4-bedroom, 3-bathroom mountain retreat offers over 2,800 heated square feet of comfort, space, and seclusion. Tucked off County Road 8, yet only minutes from downtown Fraser and world-class skiing at Winter Park Resort, this home blends convenience with calm. A spacious two-car garage offers plenty of room for your recreational gear and Colorado toys. Inside, the main floor welcomes you with two generous bedrooms, a full bath, a large flex living space with a cozy wood stove, ample storage, laundry, a bright sunroom, and even a private sauna—perfect for unwinding after outdoor adventures. Upstairs, you'll find an inviting open-concept living area drenched in natural light, with a wood... burning fireplace, access to a private deck, and a large kitchen and dedicated dining space designed for gathering. The upper-level primary suite features its own private balcony and ensuite bath, alongside a fourth spacious bedroom.

Whether you're seeking a full-time residence or a mountain escape, this tranquil property offers room to breathe and space to grow in one of Grand County's most cherished communities.

Built in 1982

Essential Information



MLS® #	25-979
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,806
Acres	0.93
Year Built	1982
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	2246 Gcr 8
Area	Winter Park Area
Subdivision	FROSTY ACRES
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

Amenities	Sauna
# of Garages	2

Interior

Interior Features	Fireplace, Master Bedroom, Sun Room, Vaulted Ceiling(s)
Heating	Baseboard, Electric
Fireplaces	Living Room, Basement

Exterior

Lot Description	Level, Trees, Many Trees, Private, Secluded, Wooded
Construction	Frame

Additional Information

Date Listed	July 3rd, 2025
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