

## 827 Elm Street

Siloam Springs, Ar 72761



**List Price:** \$164,000

**MLS#:** 1301416

**Beds:** 2

**Baths Full:** 1

**Garage:** 1

**Square Feet:** 799

**Price / Square Foot:** \$205.26

**Subdivision:** College Add Siloam Spgs

**Type:** Residential

**County:** Benton

**School:** Siloam Springs

### Description

This delightful cottage on Elm Street presents an incredible opportunity for first-time homebuyers or savvy investors looking to expand their portfolio. Nestled just one street over from the local school, this home boasts an unbeatable location that offers both convenience and charm. The spacious 12x20 detached building, fully serviced with electricity, heating, and cooling, provides endless possibilities – whether as a cozy accessory dwelling unit, a creative studio, or a fantastic workshop. Inside, the home has been lovingly updated with newer windows that bring in plenty of natural light, while the kitchen showcases beautifully crafted cabinets and sleek countertops, making it the perfect space for cooking and entertaining. For those allergy sufferers, no carpet! Don't miss your chance to own this gem in a prime location – it truly checks all the boxes!

### Property Details

Lot Size	0.15 Acres
Air Condition	Ductless
Amenities	CeilingFans, None, WindowTreatments
Appliances	GasRange, GasWaterHeater
Driveway	GravelDriveway
Exterior	Rock
Fencing	None
Listed By	eXp Realty NWA Branch