

# 116 Sussex Avenue

Lowell, Ar 72745



**List Price:** \$505,000  
**MLS#:** 1310714  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 3  
**Square Feet:** 2,469  
**Price / Square Foot:** \$204.54  
**Subdivision:** Edinburgh Sub Lowell  
**Type:** Residential  
**Built:** 2011  
**County:** Benton  
**School:** Rogers

## Description

Welcome to 116 Sussex Ave—an inviting 3-bedroom, 2-bath home nestled in the desirable gated community of Edinburgh Subdivision. This thoughtfully designed residence features a split floor plan, a versatile bonus room, and an oversized 3-car garage. Warm wood doors, elegant crown molding, and a charming double-sided fireplace create a cozy, upscale atmosphere connecting the living room and eat-in kitchen. Granite countertops and a flexible front room—ideal for a home office or formal dining—add to the home's appeal. Enjoy the spacious, privacy-fenced backyard and the unbeatable location just minutes from I-49, shopping, biking trails, and everyday conveniences. A perfect blend of comfort, style, and location.

## Property Details

|               |   |
|---------------|---|
| Lot Size      | 0.31 Acres  |
| Air Condition | CentralAir  |
| Amenities     | Attic, CeilingFans, SplitBedrooms, Storage, WalkInClosets, WindowTreatments                 |
| Appliances    | Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,Microwave,Refrigerator |
| Driveway      | ConcreteDriveway  |
| Exterior      | Brick   |
| Fencing       | Partial   |
| Fireplace     | GasLog,MultiSided   |
| Listed By     | eXp Realty NWA Branch   |