

10804 Friendly Road

Fayetteville, Ar 72701



List Price: \$475,000
MLS#: 1311334
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 0
Square Feet: 3,756
Price / Square Foot: \$126.46
Subdivision: -
Type: Residential
Built: 1985
County: Washington
School: Greenland

Description

Opportunity Awaits on the Outskirts of Fayetteville!

This unique property offers the best of both worlds—country living with city convenience! Sitting on 4.5 acres, this spacious home is ideal for a large family, DIY enthusiast, or savvy investor looking for a flip opportunity. Large primary suite with a private indoor hot tub, two living rooms + a bright sunroom for relaxing, one upstairs bedroom features a separate living area—perfect for a mother-in-law suite, room to grow, play, and make it your own, just 15 minutes to everything Fayetteville has to offer.

Whether you're looking to create your forever home or your next investment, this one checks all the boxes!

Property Details

Lot Size	4.52 Acres
Air Condition	CentralAir,HeatPump
Amenities	Attic, BuiltInFeatures, CeilingFans, Pantry, SplitBedrooms, Storage, WindowTreatments
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricRange,ElectricWaterHeater,Refrigerator
Driveway	UnpavedDriveway,TvAntenna
Equipment	SatelliteDish
Exterior	Brick
Fencing	ChainLink
Listed By	Better Homes and Gardens Real Estate Journey