

## 239 N Fletcher Avenue

Fayetteville, Ar 72701



**List Price:** \$425,000  
**MLS#:** 1312025  
**Beds:** 2  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 0  
**Square Feet:** 1,280  
**Price / Square Foot:** \$332.03  
**Subdivision:** Klyces Sub  
**Type:** Residential  
**Built:** 2021  
**County:** Washington  
**School:** Fayetteville

### Description

Welcome to 239 N Fletcher Avenue, a beautifully designed two-story home nestled in the highly sought-after Mount Sequoyah South neighborhood of Fayetteville. Built in 2021, this 2-bedroom, 2.5-bath home offers 1,280 square feet of modern living space with an open-concept layout, abundant natural light, and quality finishes throughout. The kitchen features quartz countertops, energy-efficient stainless-steel appliances, and a spacious pantry, while the living room is anchored by a remote-controlled gas fireplace. Both upstairs bedrooms are private suites with walk-in closets and full baths. Additional highlights include a half bath on the main level and full-size laundry room. Outside, enjoy a deep backyard with a relaxing deck and off-street parking for two. Located just minutes from the Historic Downtown Square, Dickson Street, and the University of Arkansas, this home blends modern comfort with walkable convenience—perfect for anyone wanting to enjoy all that central Fayetteville has

### Property Details

Lot Size	0.10 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricWaterHeater,Disposal,MicrowaveHoodFan,Microwave,EnergyStarQualifiedAppliances
Driveway	GravelDriveway
Exterior	Concrete
Fencing	None
Fireplace	GasLog
Listed By	Collier & Associates