

1240 S Duncan Avenue

Fayetteville, Ar 72701



List Price: \$475,000
MLS#: 1323604
Beds: 3
Baths Full: 2
Garage: 2
Square Feet: 1,498
Price / Square Foot: \$317.09
Subdivision: Wilsondunn Add
Type: Residential
Built: 1953
County: Washington
School: Fayetteville

Description

South Fayetteville gem with updates already in place. Original hardwood floors, a wood-burning fireplace, and newer windows showcase the home's character, while recent upgrades provide peace of mind—new HVAC and ductwork (2024), hot water heater (2023), and roof (2019). Kitchen updates include a new dishwasher (2025) and gas range (2022). Enjoy the landscaped yard with mature trees from the screened-in back porch. This home is minutes from the University of Arkansas, only 1/2 mile from a university bus stop, and steps from the Razorback Greenway. Within walking distance of Baum Stadium, South Yard, local restaurants & breweries. Close to I-49. Great investment opportunity as a rental or flip, with RMF24 zoning in one of Fayetteville's fastest growing neighborhoods. Sold as-is. //Also listed as .13 acre with MLS number 1323605 and .31 acre lot with MLS # 1323606//

Property Details

Lot Size	0.44 Acres
Air Condition	CentralAir
Amenities	BuiltInFeatures, CeilingFans, None, ProgrammableThermostat
Appliances	Dishwasher,GasRange,GasWaterHeater,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Frame,WoodSiding
Fencing	Partial,Privacy,Wood
Fireplace	LivingRoom,WoodBurning
Listed By	RE/MAX Associates, LLC