

# 806 Grant Avenue

Prairie Grove, Ar 72753



**List Price:** \$320,000  
**MLS#:** 1327305  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,843  
**Price / Square Foot:** \$173.63  
**Subdivision:** Prairie Meadows Sub Ph li  
**Type:** Residential  
**Built:** 2005  
**County:** Washington  
**School:** Prairie Grove

## Description

Welcome home to this beautifully maintained 3-bedroom, 2-bath property perfectly situated near everything downtown Prairie Grove has to offer. Enjoy the convenience of being just minutes from local shops, dining, schools, the aquatic center, and the town library - all while tucked away in a friendly, established neighborhood. Inside, you'll love the bright and welcoming layout featuring an eat-in kitchen ideal for casual meals and a formal dining room perfect for hosting family gatherings or special occasions. The spacious living areas offer plenty of natural light, and the bedrooms provide comfort and privacy for everyone in the family. Whether you're relaxing on the back covered patio, cooking in the kitchen, or enjoying all the local amenities just around the corner, this home offers the best of small-town charm with modern convenience. Don't miss your chance to make this wonderful Prairie Grove home your own!

## Property Details

|               |  |
|---------------|--|
| Lot Size      | 0.22 Acres   |
| Air Condition | CentralAir   |
| Amenities     | Attic, CeilingFans, EatInKitchen, Pantry, SplitBedrooms, Storage, WalkInClosets, WindowTreatments                            |
| Appliances    | Dryer,Dishwasher,Disposal,GasOven,GasRange,GasWaterHeater,Microwav eHoodFan,Microwave,Refrigerator,Washer,PlumbedForIceMaker |
| Driveway      | ConcreteDriveway   |
| Exterior      | Brick  |
| Fencing       | Partial,Privacy,Wood   |
| Fireplace     | GasLog,LivingRoom  |
| Listed By     | Better Homes and Gardens Real Estate Journey   |