

902 W 12th Street

Fayetteville, Ar 72701



List Price: \$417,000
MLS#: 1329590
Beds: 3
Baths Full: 2
Garage: 0
Square Feet: 1,684
Price / Square Foot: \$247.62
Subdivision: Fayetteville Outlots
Type: Residential
Built: 1943
County: Washington
School: Fayetteville

Description

Rare Fayetteville opportunity offering privacy, protected nature views, trail access, and central convenience. This home sits on a quiet dead-end street backing directly to the 2.5-acre World Peace Wetland Prairie, a city-owned, protected, and guaranteeing a permanent green, private view from your back porch.

The Pinnacle Prairie Trailhead is a 20-second walk from the front door, connecting to Fayetteville's larger trail network, including the Traverse, Cato Springs, and the Razorback Greenway.

Despite the tucked-away feel, you're under 1 mile to the University of Arkansas, Downtown/Square, MLK amenities, and Razorback stadiums, many walkable.

Inside: 3 bedrooms, 2 baths (one with a new shower), plus a large bonus room that works as a 4th bedroom or second living area. Enjoy a screened-in back porch overlooking the preserve and two outbuildings with electricity for storage or workspace. Some updates completed; opportunities remain to make it your own.

Property Details

Lot Size	0.40 Acres
Air Condition	CentralAir
Amenities	CeilingFans, EatInKitchen, WoodBurningStove
Appliances	Dryer,Dishwasher,GasCooktop,GasWaterHeater,Refrigerator,Washer
Driveway	GravelDriveway
Exterior	AluminumSiding,Brick
Fencing	Partial
Fireplace	WoodBurningStove
Listed By	Collier & Associates