

## 2 Wigston Lane

Bella Vista, Ar 72714



**List Price:** \$300,000  
**MLS#:** 1337641  
**Beds:** 2  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,707  
**Price / Square Foot:** \$175.75  
**Subdivision:** Leicester Sub BVV  
**Type:** Residential  
**Built:** 1983  
**County:** Benton  
**School:** Bentonville

### Description

Built in 1983, this well-maintained home offers 1,707 square feet of comfortable living space. Brand new roof and gutters (2025) provide peace of mind for years to come. The spacious living room flows seamlessly into the dining area, creating the perfect setup for entertaining family and friends. The kitchen features a cozy breakfast nook, abundant cabinet storage, and easy access to the dining space for everyday convenience. A bright four-seasons bonus room offers flexible use as a home office, hobby space, or additional sitting area. The home includes two primary bedroom suites, each complete with walk-in closets and attached bathrooms — ideal for guests or multi-generational living. Additional highlights include an utility room, double-car garage, large corner lot, and ample space for gardening. Conveniently located near Hwy 71 and I-49, making your daily commute a breeze.

### Property Details

Lot Size	0.37 Acres
Air Condition	Electric,HeatPump
Amenities	Attic, CeilingFans, EatInKitchen, Storage, WalkInClosets, WindowTreatments, SunRoom
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,PlumberForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	None
Fireplace	FreeStanding
Listed By	Acorn Realty