

# 2452 Valley Drive

Fayetteville, Ar 72703



**List Price:** \$309,900  
**MLS#:** 1342340  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 1  
**Square Feet:** 1,428  
**Price / Square Foot:** \$217.02  
**Subdivision:** S T Russell Sub  
**Type:** Residential  
**Built:** 1970  
**County:** Washington  
**School:** Fayetteville

## Description

Welcome to 2452 W Valley Dr, just minutes from the University of Arkansas, placing you close to the energy of campus, Razorback events, dining, and entertainment. This thoughtfully updated home offers beautiful hardwood floors, a spacious and well-designed layout, and a light-filled dining area perfect for gathering before or after the game.

The kitchen features stylish cabinetry and modern finishes, flowing into multiple living spaces that provide comfort, flexibility, and room to entertain. Bedrooms are filled with natural light, while the updated bathroom delivers a clean, refined feel.

Step outside to a generous yard complemented by a private deck—an ideal setting for relaxing evenings, entertaining guests, or hosting on game day. With its prime location and versatile layout, this property is well-suited for a primary residence, student housing, or a strong investment opportunity.

A standout opportunity in Fayetteville that blends comfort, convenience, and a touch of Razorback spirit.

## Property Details

Lot Size	0.31 Acres
Air Condition	CentralAir
Amenities	None
Appliances	Dryer,Dishwasher,ElectricWaterHeater,Disposal,Refrigerator,Washer
Driveway	ConcreteDriveway
Exterior	Brick,WoodSiding

Fencing	ChainLink,Full
Fireplace	None
Listed By	Simplicity Real Estate Solutions