

772 N Queen Annes Lace Drive

Fayetteville, Ar 72704



List Price: \$400,000
MLS#: 1343163
Beds: 4
Baths Full: 2
Garage: 2
Square Feet: 1,862
Price / Square Foot: \$214.82
Subdivision: Meadowlands I & II
Type: Residential
Built: 2001
County: Washington
School: Fayetteville

Description

Investor opportunity in West Fayetteville. This 4 bedroom home is positioned in a high-demand rental corridor near the University of Arkansas and I-49, offering strong appeal for tenant occupancy. Functional floor plan with open living area, split-bedroom design, fireplace, and fenced backyard—features consistently sought after in the rental market. Manageable lot size supports ease of maintenance while maintaining usability for tenants or future buyers. Surrounded by established neighborhoods with ongoing growth and demand drivers. Ideal for buy-and-hold investors or those seeking large open spaces. Flexible layout supports a variety of living arrangements. Clean, well-kept condition with a soon to be modernized primary bathroom shower (Pardon our dust!).

Property Details

Lot Size	0.18 Acres
Air Condition	CentralAir
Amenities	CeilingFans, Pantry, WalkInClosets, WindowTreatments
Appliances	CounterTop,Dishwasher,ElectricRange,Disposal,GasWaterHeater,Microwave,Refrigerator
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood
Fireplace	GasLog,LivingRoom
Listed By	Real Estate Pro NWA