

# 4490 W Wyoming Drive

Fayetteville, Ar 72704



**List Price:** \$450,000  
**MLS#:** 1344266  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 3  
**Square Feet:** 2,016  
**Price / Square Foot:** \$223.21  
**Subdivision:** St James Park Sub  
**Type:** Residential  
**Built:** 2012  
**County:** Washington  
**School:** Fayetteville

## Description

Don't miss this beautiful 4-bedroom, 2 bath house in the desirable St. James Park neighborhood. Home is in immaculate condition, displaying an open-concept floor plan with beautiful wood-scrapped flooring and fireplace. Convenient one level living with four bedrooms. Enjoy granite countertops, wood and tile flooring, and large windows that bring in natural light while highlighting the peaceful surroundings. The open-concept floorplan with large eat-in kitchen, dining island, custom cabinetry, stainless steel appliances which flow into living areas. Primary suite offers tasteful appointments plus en-suite bathroom. Primary bath has soaking tub, walk-in shower, private water closet and two separate closets. Nestled on a quiet cul-de-sac, the property provides exceptional privacy while still being located just minutes from downtown Fayetteville. Easy access to Razorback Greenway! New heating & air installed in Summer 2025, warranty transfers. House occupied until May 27th. Prequalified applicants only.

## Property Details

Lot Size	0.25 Acres
Air Condition	CentralAir,Electric
Amenities	Other, MudRoom
Appliances	Dishwasher,GasWaterHeater
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	Partial
Fireplace	GasLog,GasStarter
Listed By	Broyles & Associates