

8551 Athens Lane

Fayetteville, Ar 72704



List Price: \$315,000
MLS#: 1348084
Beds: 2
Baths Full: 2
Garage: 2
Square Feet: 1,567
Price / Square Foot: \$201.02
Subdivision: Fayetteville Outlots
Type: Residential
Built: 1976
County: Washington
School: Farmington

Description

Picturesque country living meets city convenience! Nestled on 1.28 private acres just off Hwy 16, this cozy 2-bed, 2-bath farmhouse is under 10 minutes from Fayetteville, Lake Wedington, and the Illinois River. Inside, original hardwood floors steal the show. The spacious living room features beautiful built-ins and a fireplace, flowing into an eat-in kitchen designed for entertaining. Unwind in the primary suite, complete with a walk-in closet and a private balcony overlooking your backyard oasis. Outside, enjoy a peaceful retreat featuring a koi pond, garden spaces, and mature fruit trees. A detached garage offers ample storage for equipment and tools, while Ozark Go high-speed internet keeps you fully connected. Home is equipped with new double pain windows installed in 2024. In 2025 roof vents were replaced and new electric panel was installed with new breakers. Sold as-is.

Schedule your tour today—you won't want to miss this incredible location!

Property Details

Lot Size	1.28 Acres
Air Condition	CentralAir
Amenities	BuiltInFeatures, CeilingFans, EatInKitchen, WalkInClosets
Appliances	Dishwasher, GasOven, GasRange, GasWaterHeater, Refrigerator
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	Other, SeeRemarks
Fireplace	GasStarter
Listed By	McGraw Realtors