

# 204 S Forest Canyon Avenue

Fayetteville, Ar 72701



**List Price:** \$635,000  
**MLS#:** 1348294  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,450  
**Price / Square Foot:** \$259.18  
**Subdivision:** Treetops Sub  
**Type:** Residential  
**Built:** 2023  
**County:** Washington  
**School:** Fayetteville

## Description

You found it. The one. Tucked inside Fayetteville's Treetops subdivision, 204 S Forest Canyon Ave is the 2023-built contemporary you didn't know you needed — three levels, 2,450 square feet, and more style than you can handle. We're talking quartz counters, hardwood floors, a gas fireplace, smart home tech, and a kitchen built for Sunday brunches and weeknight wine nights. Three bedrooms, two and a half baths, a 2-car garage, and wired sound because of course. But the location? That's the real flex. Minutes from downtown Fayetteville, a quick drive to the U of A, and practically in the backyard of the Mt. Sequoyah trails. You're hiking before coffee and at Dickson Street by dinner. — and yes, your friends are already jealous.

## Property Details

Lot Size	0.12 Acres
Air Condition	Electric,EnergyStarQualifiedEquipment,HeatPump
Amenities	BuiltInFeatures, CeilingFans, EatInKitchen, GraniteCounters, Pantry, QuartzCounters, SmartHome, WalkInClosets, WiredForSound
Appliances	Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,RangeHood,SelfCleaningOven
Driveway	ConcreteDriveway
Exterior	Block,Cedar,MetalSiding,Concrete
Fencing	None
Fireplace	Insert,GasStarter,LivingRoom
Listed By	Limbird Real Estate Group