

1307 Wedington Drive

Fayetteville, Ar 72701



List Price: \$799,000
MLS#: 1350955
Beds: 5
Baths Full: 3
Garage: 0
Square Feet: 2,889
Price / Square Foot: \$276.57
Subdivision: Bates Add
Type: Residential
Built: 2001
County: Washington
School: Fayetteville

Description

Large 5BR/3BA home containing approximately 2,889 SF on a 0.36–0.39 acre lot. Built in 2001.

Excellent infill location near the University of Arkansas with strong rental demand from students, faculty, and young professionals. Walking distance to campus and close to City Park, Dickson Street, and major retail services.

High-demand area with limited large-bedroom inventory. Potential use as student housing, executive rental, or owner-occupied investment property.

Large lot offers additional parking and outdoor amenity potential.

Well-suited for investor ownership due to proximity to campus.

Strong long-term appreciation area with surrounding properties benefiting from continued university growth and redevelopment activity.

Property Details

Lot Size	0.36 Acres
Air Condition	Electric
Amenities	CeilingFans, None, WindowTreatments
Appliances	Dryer,ElectricCooktop,ElectricOven,ElectricWaterHeater,Other,SeeRemarks,Washer
Driveway	GravelDriveway
Exterior	WoodSiding
Fencing	Partial
Fireplace	Electric
Listed By	The Jordan Group