

# 1426 S Duncan Avenue

Fayetteville, Ar 72701



**List Price:** \$319,900  
**MLS#:** 1353732  
**Beds:** 2  
**Baths Full:** 1  
**Garage:** 2  
**Square Feet:** 1,024  
**Price / Square Foot:** \$312.40  
**Subdivision:** Wilson-Dunn Addition  
**Type:** Residential  
**Built:** 2020  
**County:** Washington  
**School:** Fayetteville

## Description

Prime location with excellent investment potential! Licensed with the City, as an AirBnB option (see att documents). This charming 2-bedroom, 1-bath home is just a stone's throw away from Baum-Walker Stadium & minutes from the UofA campus, making it an ideal choice for students, first-time homebuyers, or investors. Conveniently located near shopping & dining, with easy access to I-49. This home offers both comfort and convenience. Built in 2020, the home features an inviting open-concept main level with a cozy gas log fireplace, gleaming hardwood floors, a spacious kitchen with a center island, & stainless steel appliances, tankless hot water heater, recess lighting, gas stove. Upstairs, there are 2 spacious bedrooms, full bath, & a desk area for a work from home option. Enjoy outdoor living on the backyard deck, covered carport for added convenience. This move-in ready home combines modern finishes with an unbeatable location. Washer/Dryer/Refrigerator/Livingroom TV/Mount can convey with acceptable offer.

## Property Details

Lot Size	0.07 Acres
Air Condition	CentralAir
Amenities	CeilingFans, EatInKitchen, None, ProgrammableThermostat, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,TanklessWaterHeater,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Concrete
Fencing	Partial
Fireplace	GasLog
Listed By	Bassett Mix And Associates, Inc