

## 2741 E Ferguson Avenue

Fayetteville, Ar 72703



**List Price:** \$389,000

**MLS#:** 1355989

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,704

**Price / Square Foot:** \$228.29

**Subdivision:** Cedarwood Add Ph I

**Type:** Residential

**Built:** 1983

**County:** Washington

**School:** Fayetteville

### Description

If you've been looking for a home in East Fayetteville, this location is hard to beat! Just a short walk to Gulley Park and the Razorback Greenway, you'll love having one of Fayetteville's favorite parks, walking trails, and playgrounds practically in your backyard. Inside, you'll find 3 bedrooms, 2 bathrooms, and a spacious, open layout that's easy to live in. The living room, dining area, and kitchen all flow together, making it a great space for entertaining or just everyday life. Out back, the fully fenced yard and covered patio are perfect for grilling, letting kids and pets play, or enjoying your morning coffee. The two-car garage even includes a 220V outlet for EV charging. Beyond the neighborhood, you're just minutes from shopping, restaurants, schools, the University of Arkansas, and everything Fayetteville has to offer! Well-maintained, move-in ready homes this close to Gulley Park at this price don't come along often. Schedule your showing before it's gone!

### Property Details

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Lot Size      | 0.20 Acres                                                                      |
| Air Condition | Electric                                                                        |
| Amenities     | CeilingFans, WindowTreatments                                                   |
| Appliances    | Dishwasher,GasCooktop,GasWaterHeater,Microwave,Refrigerator,Plumbed ForIceMaker |
| Driveway      | ConcreteDriveway                                                                |
| Exterior      | Brick                                                                           |
| Fencing       | BackYard                                                                        |
| Fireplace     | FamilyRoom                                                                      |
| Listed By     | Collier & Associates                                                            |