



\$ 420,000



4427 W Mount Comfort Rd, Fayetteville, AR 72704

- » Beds: 4 | Baths: 3 Full
- » MLS #: 1323814
- » Single Family | 1,886 ft<sup>2</sup> | Lot: 10,385 ft<sup>2</sup>
- » More Info: [4427WMountComfortRd.IsForSale.com](http://4427WMountComfortRd.IsForSale.com)



**Ryan Hill**  
 (479) 422-2935 (Mobile)  
[ryan@hogproperties.com](mailto:ryan@hogproperties.com)  
<http://www.hogproperties.com>

The Virtual Realty Group



The Virtual Realty Group Arkansas, LLC  
 1826 N. Crossover Rd  
 Suite 4  
 Fayetteville, AR 72701  
 (479) 422-2935

Welcome home to a beautifully updated 4-bedroom, 3-bath home at the end of a family-friendly cul-de-sac. This move-in ready gem features crown molding throughout and granite counters in the kitchen and bathrooms. Recent upgrades include a brand new roof, fresh exterior paint and professionally updated landscaping. Living room features a cozy gas fireplace and huge windows beaming lots of natural light. Classy kitchen with dining area and stainless appliances including a new dishwasher and microwave. Washer, dryer and refrigerator all convey. Primary bedroom with ensuite, second bedroom, full bathroom and laundry all on main level. Upstairs adds 2 more bedrooms for the kids and their own full bathroom. Private backyard for playing and Greenway access for running and biking. Large walk-in-attic provides exceptional storage. Located only 5 minutes to I-49 and 10 minutes to the University of Arkansas. Perfect for families as there are kids everywhere. Holt Middle School and Holcomb Elementary just a few minutes away.

