



ML#: **1349701**
Active
3948 Grouse RD, Fayetteville, AR 72704

\$630,000
RESIDENTIAL



One owner home in Magnolia Park, with lots of upgrades . All appliances remain , Outdoor covered patio with gas log fireplace, New extended patio. Home office, Guest suite with private bathroom. Wood floors. Surrounded by Walking Trails . Garage wired for EV, with walk door to yard .Community minded neighborhood. Reversed floor plan attached.

Beds:	4	Pool:	No
FBaths:	3	Zoning:	RES
HBaths:	1	HtSqFt:	2,556

Amenities:	Attic Storage, Blinds, Built-Ins, Ceiling Fans, Eat-In-Kitchen, Energy Star Appliances, Granite Counters, Progrmb1 Thermost, Quartz Counters, Split Floor Plan, Walk-In Closets, Washer/Dryer Connection		
Equipment:	Garage Door Opener, Keyless Entry, Smoke Detector		
Lot Description:	Curbing, In Subdivision, Landscaped, Sidewalk		
Driveway:	Concrete		
Appliances:	Dishwasher, Electric Dryer, Electric Oven, Energy Star, Gas Cooktop, Microwave, Refrigerator, Vented, Washer		
Fireplace:	1/Gas Logs, Outdoor		
Utilities:	Cable, Electric, Gas Public, Sewer Public, Water Public		
Patio:	Covered, Patio		
Floor Covering:	Carpet, Tile, Wood		
Foundation:	Concrete Slab		
Exclusions:	Roof:	Architectoral Shingle	
Heat Sys:	Roads:	Surface Paved	
Style:	AC:	2/Central, Electric, Heat Pump	
Gar Cap/Type:	Water Heater:	1/Gas, On Demand (In-line)	
Approx Yr Built:	Gar/Car Loc:	Attached	
Fencing:	Disabled Acc:	No	
Flood Zone:	Lot Size/Acres:	/0.16	

Directions: **In Fayetteville West on Mt. Comfort Right on Ruppel Left On Grouse to Home on Right**

Information is deemed reliable, but not guaranteed.
Contact your county assessor for tax calculation information.

Prepared By: Rodney Wagner , Wagner Construction & Real Estate, LLC

Tuesday, July 7, 2026 8:57 AM