



\$ 235,500



199 Ruth St, Farmington, AR 72730

- » Beds: 3 | Baths: 1 Full, 1 Half
- » MLS #: 1331487
- » Single Family | 1,450 ft²
- » More Info: 199RuthSt.IsForSale.com



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BOM at no fault to seller on this perfect affordable home in the heart of Farmington tucked back on a quiet cul-de-sac. New roof in 2024, new water heater in 2024 as well as a new water line to the street in 2024. Exterior of home was freshly painted in 2024. This home is perfect for a family as there is plenty of room to spread out in the two living rooms, as garage was converted to a living area or could serve as a 4th bedroom or office if needed. The primary bedroom has an attached bath with toilet and vanity. Two other good sized bedrooms and a full bathroom in the hall. The spacious kitchen is perfect for the cook with lots of counter space, tons of cabinets and refrigerator will stay. A nice eat in nook off the kitchen for family dinners. A large laundry room is extremely convenient as has lots of space for additional fridge or cleaning products. Property has a large fenced yard for the dogs and kids to play, so this would make the perfect family home for your family. 3 sheds in backyard for extra storage.

