

# 2109 MONTELEON STREET

GRAND PRAIRIE, TX 75051-4111 | MLS #: 20496284

**\$299,000** | 4 BEDS | 2 BATHROOMS | 2,350 SQUARE FEET



View Online: <http://www.viewlisting.info/119213>  
For Instant Photos: Text 177249 To 415-877-1411

**\*\*Welcome to Your Dream Home with \$5,000 Seller Concessions!\*\***

Don't miss out on this fantastic opportunity to own a stunning property in the serene and sought-after neighborhood of Grand Prairie. With \$5,000 in Seller Concessions, you have the flexibility to utilize it towards buying down interest, covering closing costs, or investing in home improvements—making this deal even sweeter! Nestled in a quiet and established community, this home offers the perfect blend of comfort and convenience. Located just minutes away from Dallas Baptist University, Mountain Creek Lake, E Pioneer Parkway, and major freeways, you'll enjoy easy access to everything you need. Featuring three bedrooms and two baths, this home boasts ample living space to accommodate your lifestyle. Additionally, it includes a separate entry quarters spanning 500 square feet, comprising two versatile rooms suitable for an office, gym, guest suite, or potential rental income—let your imagination run wild! The pr...

- Guest Quarters/Guest House With Separate Entry Quarters
- Granite Countertops
- Established Neighborhood
- Spacious Primary Room with Fireplace
- Centrally Located



## AGENT INFORMATION

**Betty Arguello, REALTOR**

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## ABOUT BETTY ARGUELLO, REALTOR

**\*\*¡Hola! Meet Betty – Your Trusted Real Estate Advocate\*\***

With over a decade of experience in the real estate industry, Betty brings a unique blend of expertise, heart, and dedication to every client she serves. Her journey began as a loan officer, where she helped countless families achieve the dream of homeownership. In 2008, she expanded her s...

□ □ all information provided is deemed reliable but not guaranteed. Buyer and agent to verify all information, including but not limited to square footage, room dimensions, school district, zoning, permits, and any other pertinent details related to the property. The listing agent and brokerage make no representation or warranty as to the accuracy of the information provided and shall not be held responsible for any errors or omissions.