

2022 MINNIE DR

ARLINGTON, TX 76012 | MLS #: 21131098

\$199,900 | 2 BEDS | 1 BATHROOMS | 2 CAR PARKING | 974 SQUARE FEET



View Online: <http://txduplex.homeis4sale.com>
For Instant Photos: Text 853392 To 415-877-1411

You don't want to miss out on this gem! Perfect for a first-time homebuyer or an income-producing property, this centrally located half-duplex offers unbeatable proximity—the World Cup (“el Mundial”) will be played just minutes away! Enjoy easy access to I-30, AT&T Stadium, UTA, downtown Arlington, shopping, schools, hospitals, and the BEAUTIFUL Randol Mill Park less than a mile away. Inside, the home features new granite countertops, a stainless steel sink, and a newly installed AC unit, plus a spacious living room with a brick wood-burning fireplace and a dining room that flows seamlessly into the kitchen. The well-designed bathroom offers two separate vanities, two toilets, and convenient access from both bedrooms. The primary bedroom includes ample office space, ideal for remote work. A covered side patio provides a private outdoor retreat in the gated area, and the rear carport accommodates two cars with an additional small covered patio. Enjoy the full p...

- Close to AT&T Stadium
- No HOA Fees
- Affordable Housing
- Close To Randol Mill Park
- Close to UTA
- Great for First Time Home Buyers
- Investment Opportunity
- Hablamos español



AGENT INFORMATION

Betty Arguello, REALTOR
P: 602-434-8053
M: 469-759-0174
License # 0693687
barguello@fathomrealty.com
<https://bettyarguello.fathomrealty.com/>



Fathom Realty
6841 Virginia Pkwy, Suite 103
McKinney, TX 75071

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...