

# \$435,000 - 9709 Lankford Trail, Fort Worth

MLS® #21085266

**\$435,000**

3 Bedroom, 2.00 Bathroom, 2,153 sqft

Residential on 0.17 Acres

Heritage Add, Fort Worth, TX

Located on a Cul-De-Sac, this newly renovated home in Heritage Addition is a must-see! 2023 newly renovated kitchen with sleek quartz-countertops, stainless-steel appliances, soft-close drawers and updated lighting. 2022 new HVAC unit, roof, water heater and insulated garage doors. The office features new triple pocket doors in 2025 providing a stylish and flexible work-from-home space. The Primary suite features an updated bath with quartz-counters, soaking tub, separate shower, and walk-in closet. Two additional bedrooms and a full bath are perfect for guests. Outside, the backyard provides plenty of room for play, entertaining, or simply relaxing under the Texas sky. Residents of Heritage Addition enjoy resort-style amenities including walking trails, six parks, ponds, tennis and basketball courts, a fitness center, clubhouse, splash pad, sand volleyball court, and an incredible 10-acre waterpark with slides and a junior Olympic lap pool. Move-in ready, thoughtfully updated, and perfectly located—9709 Lankford Trail offers the ideal blend of modern comfort and community living.

Built in 2003

## Essential Information

MLS® # 21085266

Price \$435,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,153                   |
| Acres          | 0.17                    |
| Year Built     | 2003                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9709 Lankford Trail |
| Subdivision | Heritage Add        |
| City        | Fort Worth          |
| County      | Tarrant             |
| State       | TX                  |
| Zip Code    | 76244-9577          |

### Amenities

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | City Sewer, City Water, Concrete, Curbs, Electricity Available, Electricity Connected, Individual Gas Meter, Natural Gas Available, Sidewalk, Underground Utilities |
| Features     | Club House, Community Pool, Curbs, Fitness Center, Greenbelt, Lake, Perimeter Fencing, Playground, Sidewalks, Tennis Court(s)                                       |
| # of Garages | 2                                                                                                                                                                   |
| Garages      | Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Front, 2-Car Single Doors, Kitchen Level, Oversized                                                    |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Decorative Lighting, Double Vanity, Eat-in Kitchen, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s) |
| Heating           | Central, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Decorative, Gas Starter, Living Room                                                                                                            |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Covered Porch(es), Rain Gutters, Private Yard |
|-------------------|-----------------------------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | Cul-De-Sac, Few Trees, Landscaped, Lrg. Backyard Grass, Sprinkler System, Subdivision |
| Roof            | Composition                                                                           |
| Construction    | Brick                                                                                 |
| Foundation      | Slab                                                                                  |

**School Information**

|            |              |
|------------|--------------|
| District   | Keller ISD   |
| Elementary | Perot        |
| Middle     | Timberview   |
| High       | Timber Creek |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Randy White                  |
| Listing Office | Randy White Real Estate Svcs |

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