

\$354,900 - 2054 Viva Road, Bryan

MLS® #25008317

\$354,900

3 Bedroom, 2.00 Bathroom, 1,917 sqft

Residential on 0.21 Acres

Edgewater, Bryan, TX

Location, location! Welcome to this one-owner home tucked into the highly desirable Edgewater community. Lightly lived in and impeccably maintained, this property offers a blend of comfort, thoughtful design, and everyday functionality—all set on a generous 9,000 sq ft homesite. With 3 bedrooms and 2 full bathrooms across 1,917 square feet, the home features a smart, open-concept layout ideal for both relaxed daily living and lively entertaining. Upon entry, you're greeted by a versatile flex space—equally suited for a home office, playroom, formal dining, or second living area. Curb appeal shines with lush landscaping, a welcoming front porch perfect for morning coffee, an oversized driveway, and wide street frontage for easy guest access. At the heart of the home, the granite-topped kitchen island flows effortlessly into the living and dining area. Stainless steel appliances, pristine cabinetry, and a stylish tile backsplash add both form and function. Each bedroom is outfitted with an upgraded ceiling fan and the garage features a convenient key pad. Step outside to a peaceful backyard retreat where you can unwind and take in the Texas sunsets from your private patio. Edgewater™'s location puts you just minutes from shopping, dining, hospitals, Texas A&M University and the Traditions Golf Course. Enjoy the plentiful Edgewater amenities: a park, pavilion, picnic tables, basketball court, playground, fitness areas, walking paths, and more!



Built in 2022

Essential Information

MLS® #	25008317
Price	\$354,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,917
Acres	0.21
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2054 Viva Road
Area	B18
Subdivision	Edgewater
City	Bryan
County	Brazos
State	TX
Zip Code	77807

Amenities

Amenities	Maintenance Grounds, Management
Utilities	Sewer Available, Water Available
Features	Playground
Parking	Attached, Front Entry, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Granite Counters, Window Treatments, Ceiling Fan(s), Dry Bar, Kitchen Island
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Water Heater
Heating	Central, Electric

Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Open Lot
Roof	Composition
Construction	Stone
Foundation	Slab

School Information

District	Bryan
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Additional Information

Days on Market	78
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Caitlin Logsdon
Listing Office	Farmhouse Twist, The

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