

\$879,000 - 5206 Ninian Ave, Alexandria

MLS® #VAFX2264954

\$879,000

4 Bedroom, 3.00 Bathroom, 2,756 sqft

Residential on 0.42 Acres

ARDEN ACRES, Alexandria, VA

ASSUMABLE 2.75% VA LOAN. Tucked away on nearly a half-acre lot in sought-after Arden Acres, this charming 4-bed, 3.5-bath Ranch/Rambler blends timeless character with modern updates! A bright, open living room with a brick fireplace and gleaming hardwood floors flows seamlessly to the stone patio and serene backyard—perfect for relaxing or entertaining. The fully updated gourmet kitchen showcases brand-new cabinetry, stainless steel appliances, and a stunning waterfall quartz island. Retreat to the spacious primary suite with a beautifully refreshed bath (2018), while the secondary bath was also remodeled in 2018. The fabulous lower level is an entertainer’s dream with a newly installed wet bar (2023), luxury vinyl plank flooring (2024), half bath with separate shower and sauna, and a full bedroom (2023) —ideal for guests or multi-generation living. Peace-of-mind improvements include a sliding glass door and new windows (2023), roof replacement (2024), sump pump (2018), and French drain (2019) for a fully waterproofed basement. Fresh paint and recessed lighting throughout complete the move-in-ready appeal.

All of this in an unbeatable location just minutes to the Metro, I-495, schools, shopping, and more.

Built in 1960

Essential Information



MLS® #	VAFX2264954
Price	\$879,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,756
Acres	0.42
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	5206 Ninian Ave
Subdivision	ARDEN ACRES
City	Alexandria
County	FAIRFAX-VA
State	VA
Zip Code	22310

Amenities

Amenities	Entry Lvl BR, Master Bath(s), Water Treat System
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Interior

Appliances	Built-In Microwave, Dryer, Washer, Cooktop, Dishwasher, Disposal, Freezer, Refrigerator, Icemaker, Stove, Oven-Wall
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access, Outside Entrance, Fully Finished, Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Patio, Fenced-Rear, Wood Fence

Foundation	Permanent, Other
Other Structures	Shed

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	BUSH HILL
High	EDISON

Additional Information

Date Listed	September 18th, 2025
Days on Market	42
Zoning	130

Listing Details

Listing Office	Redfin Corporation
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