

\$1,385,000 - 4224 River Rd Nw, WASHINGTON

MLS® #DCDC2227146

\$1,385,000

4 Bedroom, 4.00 Bathroom, 2,850 sqft

Residential on 0.05 Acres

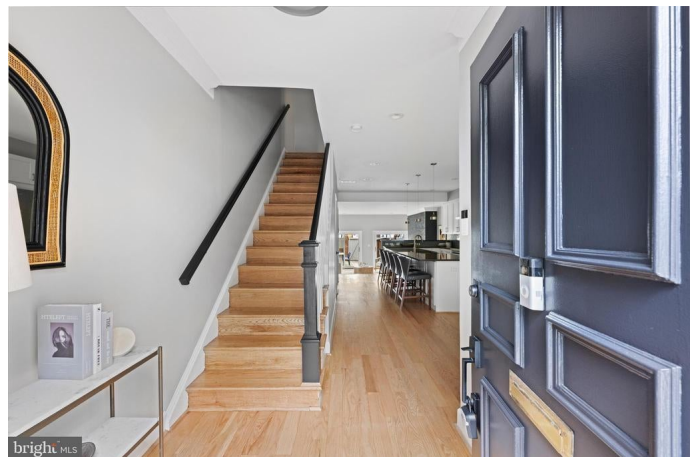
AMERICAN UNIVERSITY PARK,
WASHINGTON, DC

Beautifully reimagined for modern living, this sun-filled American University Park row home in the heart of Tenleytown offers nearly 2,900 SF across three thoughtfully designed levels. Originally two separate units, it underwent a major 2017–2018 renovation to create a single, cohesive residence with extensive updates throughout.

The main level offers an open floor plan ideal for everyday living and entertaining. A chef’s kitchen, anchored by a 12-ft island and featuring JennAir stainless appliances (including an induction range), seamlessly flows to the dining and living rooms. The first of two wood-burning fireplaces adds charm to the living room that leads to a private outdoor patio.

Upstairs, the second floor offers a flexible layout with a large and sunny bedroom (currently used as a family room) with its own wood-burning fireplace and rebuilt deck (2021), an additional bedroom, a spacious hall bath with dual sinks, a laundry area, and a convenient powder room.

The third floor boasts a bright and generously sized primary suite with western views, three closets, and a modern ensuite bath. A fourth bedroom, an office/den, and another full bath complete this level.



Notable upgrades and amenities include incredible storage and generous room sizes throughout, a TPO roof replaced in 2018, all windows replaced in 2022, two-zone HVAC systems replaced in 2021, a tankless water heater replaced in 2025, and sliding glass doors on both the main and second floors replaced in 2018.

Two rear parking spacesâ€”complete with an electric car chargerâ€”sit just beyond the private patio for added convenience.

Perfectly situated just two blocks from Tenleytown Metro (Red Line), Whole Foods, Target, and neighborhood favorites (Guapoâ€™s, Petes), with Janney ES, Deal MS, and Jackson-Reed HS all within easy walking distance. This turnkey gem combines space, style, and an unbeatable locationâ€”truly the best of city living!

Built in 1978

Essential Information

MLS® #	DCDC2227146
Price	\$1,385,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,850
Acres	0.05
Year Built	1978
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	4224 River Rd Nw
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Subdivision	AMERICAN UNIVERSITY PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20016

Interior

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Roof	Other
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	JANNEY
Middle	DEAL JUNIOR HIGH SCHOOL
High	JACKSON-REED

Additional Information

Date Listed	October 16th, 2025
Days on Market	3
Zoning	RF-1

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 18th, 2025 at 10:30pm EDT