

\$1,249,900 - 4513 45th St Nw, WASHINGTON

MLS® #DCDC2228314

\$1,249,900

4 Bedroom, 2.50 Bathroom, 2,161 sqft

Residential on 0.06 Acres

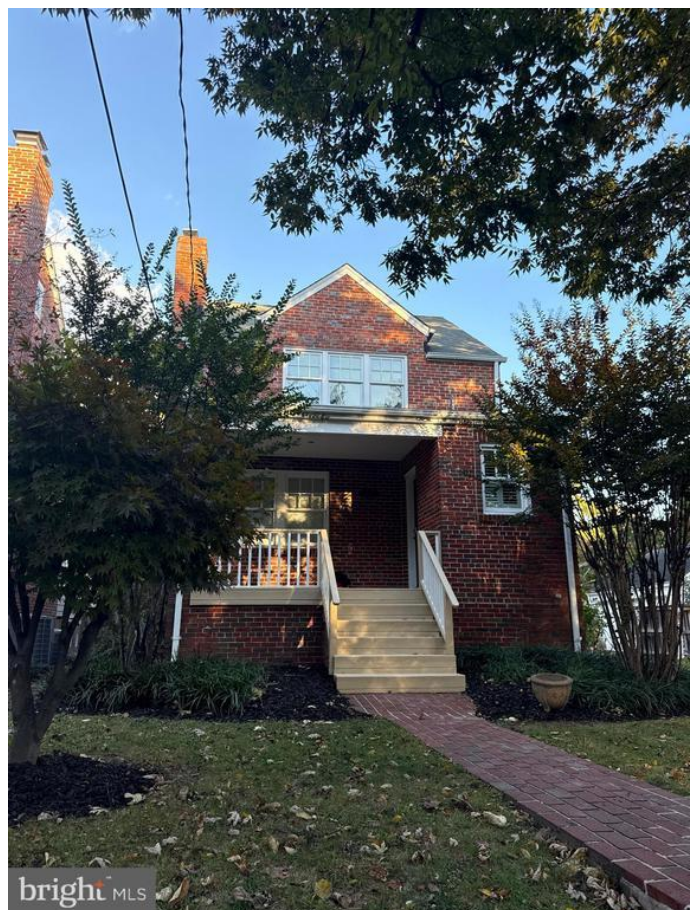
AMERICAN UNIVERSITY PARK,
WASHINGTON, DC

Beautifully refreshed and move in ready! This bright and sunny brick home in sought after AU Park has just received new updates including fresh paint throughout, newly sanded and refinished hardwood floors, and detailed touch ups that enhance its timeless appeal. The spacious living room with a wood burning fireplace opens to a large dining area just off the kitchen. The kitchen features stainless steel appliances, granite countertops, maple cabinetry, and a convenient side entrance for easy access from the detached garage. Upstairs, the second bedroom comfortably fits a queen bed, while the primary bedroom offers direct access to a finished attic ideal for a home office, studio, or playroom. The bright lower level includes a rec room, bedroom, full bath, and private entrance, perfect for guests or an in law suite. Set in one of DC's most friendly and convenient neighborhoods, this home blends classic charm with modern updates just moments from shops, parks, and metro.

Built in 1941

Essential Information

MLS® #	DCDC2228314
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,161
Acres	0.06
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Coming Soon

Community Information

Address	4513 45th St Nw
Subdivision	AMERICAN UNIVERSITY PARK
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20016

Amenities

Amenities	Wood Floors, Upgraded Countertops
# of Garages	1
Garages	Garage Door Opener, Garage - Rear Entry

Interior

Interior Features	Floor Plan-Open, Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Stove
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Outside Entrance, Connecting Stairway, Side Entrance, Full, Fully Finished, Walkout Stairs, Daylight, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s)
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
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Exterior Features	Other, Porch(es)
Lot Description	Other
Roof	Shingle
Foundation	Block

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	JANNEY
Middle	DEAL
High	WILSON SENIOR

Additional Information

Date Listed	October 21st, 2025
Zoning	R1B

Listing Details

Listing Office	Samson Properties
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Listing information last updated on October 23rd, 2025 at 1:24am EDT