

\$1,549,000 - 5506 Edson Ln, ROCKVILLE

MLS® #MDMC2194526

\$1,549,000

4 Bedroom, 3.00 Bathroom, 2,628 sqft

Residential on 0.47 Acres

ROCKVILLE OUTSIDE, ROCKVILLE, MD

Beautiful Single family home with a brand new roof and huge fenced lot. Also an excellent Development Prime Development Opportunity / CRN Zoned | Steps from White Flint Metro

Welcome to 5506 Edson Ln, Rockville, MD ; a rare 20,958 sq. ft. CRN-zoned property offering exceptional flexibility and upside potential. Currently improved with a charming 4-bedroom, 2 full and 2 half baths, brand new roof and a huge fenced lot residence, the site's true value lies in its zoning versatility and strategic location.

Zoning Highlights:

CRN (Commercial/Residential/Neighborhood) " allows commercial, residential, or mixed-use development

By-right FAR: 0.5 (approx. 10,479 sq. ft. of buildable area)

Potential for Additional Density ; subject to Montgomery County Master Plan and site plan review

Perfectly positioned just 0.3 miles from White Flint Metro and the highly anticipated Pike District redevelopment (former White Flint Mall site), this property offers multiple development paths from boutique multifamily to small mixed-use retail/residential projects.



CRN Zoned | Steps from White Flint Metro

PROPERTY:
5508 Edson Ln,
Rockville, MD

LOT SIZE
20,958 SF

ZONING
CRN

BY-RIGHT FAR
0,5



Conceptual Rendering

BY-RIGHT
COMMERCIAL/RESIDENTIAL
MIXTURE OF USES
MAX HEIGHT: 45 FT



POTENTIAL DEVELOPMENT CONCEPT:
BOULIQUE MULTIFAMILY
3-4 STORIES



The existing home features spacious interiors, a full basement, and outdoor amenities including a private yard, deck, front porch, and ample parking, making it suitable for continued residential use or as an interim income property while pursuing redevelopment plans.

Endless Possibilities. Premium Location. Maximum Upside. **rendition for potential idea only**

Built in 1958

Essential Information

MLS® #	MDMC2194526
Price	\$1,549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,628
Acres	0.47
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	5506 Edson Ln
Subdivision	ROCKVILLE OUTSIDE
City	ROCKVILLE
County	MONTGOMERY-MD
State	MD
Zip Code	20852

Interior

Heating	90% Forced Air
Cooling	Central A/C

Has Basement	Yes
Basement	Daylight, Full, Interior Access, Side Entrance, Space For Rooms
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Roof	Architectural Shingle, Asphalt
Foundation	Other

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
High	WALTER JOHNSON

Additional Information

Date Listed	August 7th, 2025
Days on Market	49
Zoning	CRN0.

Listing Details

Listing Office	1ST Down Real Estate Group, LLC.
----------------	----------------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 20th, 2025 at 7:15pm EDT