

\$599,000 - 13209 Ardennes Ave, ROCKVILLE

MLS® #MDMC2200142

\$599,000

6 Bedroom, 3.00 Bathroom, 1,921 sqft
Residential on 0.22 Acres

TWINBROOK, ROCKVILLE, MD

Investor Opportunity in Prime Rockville
Location â€” 13209 Ardennes Avenue
SOLD AS IS* RENOVATION NEEDED**
Unlock the potential of this unique property in
the heart of Rockville at 13209 Ardennes
Avenueâ€”a rare investment opportunity with
strong current value and even greater upside
for the future. Situated in a growing,
strategically positioned neighborhood, this
property offers both immediate appeal and
long-term development potential.

The existing structure sits on a generously
sized lot, surrounded by a mix of residential
and commercial propertiesâ€”an ideal setting
for investors seeking flexibility. Whether you're
looking to renovate, rent, hold, or redevelop,
this property offers multiple exit strategies that
make it a smart addition to any portfolio.

What makes this opportunity truly special is
the potential for future zoning changes in the
area. With Rockville continuing to expand and
evolve, city planning discussions suggest the
possibility of zoning adjustments that could
allow for higher-density or mixed-use
developmentâ€”significantly increasing the
value of well-positioned properties like this
one. Savvy investors will recognize the
advantage of getting in ahead of the curve.

Located just minutes from the Twinbrook
Metro Station, major commuter routes (I-270 &
Rockville Pike), shopping centers, restaurants,



and the vibrant Pike & Rose district, 13209 Ardennes Avenue combines location, convenience, and strategic growth potential.

Highlights:

Prime location with strong rental and resale demand

Spacious lot offering redevelopment possibilities

Close to Metro, shopping, and key business corridors

Area under consideration for future zoning changes

Ideal for long-term hold, development, or rental income

Opportunities like this are rare in such a well-connected and established area. Whether you're a seasoned investor or looking for your next big project, 13209 Ardennes Avenue offers the perfect mix of stability and future upside.

Built in 1950

Essential Information

MLS® #	MDMC2200142
Price	\$599,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,921
Acres	0.22
Year Built	1950
Type	Residential
Sub-Type	Detached

Style	Cape Cod
Status	Active

Community Information

Address	13209 Ardennes Ave
Subdivision	TWINBROOK
City	ROCKVILLE
County	MONTGOMERY-MD
State	MD
Municipality	City of Rockville
Zip Code	20851

Interior

Heating	Other
Cooling	Ceiling Fan(s), Central A/C
Has Basement	Yes
Basement	Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Foundation	Other

School Information

District	MONTGOMERY COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 19th, 2025
Days on Market	32
Zoning	R60

Listing Details

Listing Office	Compass
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