

\$639,000 - 6717 44th Ave, HYATTSVILLE

MLS® #MDPG2156584

\$639,000

3 Bedroom, 3.50 Bathroom, 1,425 sqft

Residential on 0.16 Acres

UNIVERSITY PARK, HYATTSVILLE, MD

Now priced significantly lowerâ€”donâ€™t miss this rare opportunity in University Park. This deceptively spacious, four-level home offers far more room than meets the eye, with over 300 sq. ft. of finished top-floor space not reflected in the official square footage. Inside, youâ€™ll find a flexible layout full of smart upgrades, sunny living areas, and modern systemsâ€”all in a walkable neighborhood known for its community charm.

Step into a bright, welcoming living room with beautiful oak floors, a wood-burning fireplace, a powder room, and a coat closet. The adjacent dining room features classic chair rails and a door to the backyardâ€”ready for your dream deck. The renovated kitchen is cheerful and well-equipped, with granite countertops, stainless steel appliances, recessed lighting, and large windows that fill the space with light. A side door connects directly to the garage and to the fully finished basement below.

Downstairs, the expansive lower level adds incredible versatility. With a large finished room, full bath, laundry area, storage, and a separate entrance, itâ€™s ideal for a guest suite, family room, office, or multi-generational living setup.

Upstairs, youâ€™ll find two well-proportioned bedrooms, a hall bath, and a luxurious en suite in the primary bedroom, featuring a



limestone-tiled shower, heated floors, and a heated towel bar. A stacked laundry nook sits conveniently at the end of the hall, along with stairs to the surprisingly spacious top-floor third bedroom. Quiet and private, this upper level is perfect for use as a bedroom, studio, or home office—and adds over 300 bonus square feet not counted in the listing.

Modern comfort meets thoughtful efficiency with central air and forced-air heat, plus ductless mini-split systems in the primary bedroom, top floor, and basement. System upgrades include 200-amp electrical service, targeted rewiring, copper plumbing throughout, oversized gutters and downspouts, and new ridge/soffit vents for improved air circulation and energy savings.

Located in the heart of University Park, this home offers excellent walkability—just blocks from the MARC train, Whole Foods, Trader Joe’s, and the town’s scenic park system. Enjoy neighborhood events like Porch Fest, the Fourth of July parade, and outdoor movies. University Park Elementary—one of the county’s top-rated schools—is just a short stroll away. You’ll also have easy access to the Hyattsville and College Park Metro stations, and the University of Maryland.

This is a unique opportunity to get exceptional value in one of the area’s most desirable neighborhoods!

Built in 1950

Essential Information

MLS® #	MDPG2156584
Price	\$639,000
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,425
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	6717 44th Ave
Subdivision	UNIVERSITY PARK
City	HYATTSVILLE
County	PRINCE GEORGES-MD
State	MD
Municipality	University Park
Zip Code	20782

Amenities

Amenities	Carpet, CeilngFan(s), Chair Railing, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Upgraded Countertops, Wood Floors
Parking	Concrete Driveway
# of Garages	1
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Oven/Range-Electric, Stainless Steel Appliances, Washer, Washer/Dryer Stacked, Water Heater
Heating	Forced Air
Cooling	Ductless/Mini-Split, Central A/C
Has Basement	Yes
Basement	Other, Full, Fully Finished, Outside Entrance, Walkout Stairs, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Fireplace - Glass Doors
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Exterior Features	Fenced-Fully, Privacy Fence, Fenced-Rear, Vinyl Fence
Windows	Vinyl Clad, Replacement, Screens
Roof	Composite
Foundation	Permanent

School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 20th, 2025
Days on Market	120
Zoning	RSF65

Listing Details

Listing Office	RE/MAX Professionals
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