

# \$394,900 - 12309 Livingston Rd, FORT WASHINGTON

MLS® #MDPG2163140

**\$394,900**

4 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 0.42 Acres

CHAPEL HILL, FORT WASHINGTON, MD

Price Reduced! Motivated Seller! Welcome Home! Move-in ready and beautifully updated, this Fort Washington gem was completely renovated in 2016 and has been meticulously maintained ever since. Sitting proudly on a corner lot with mature shade trees, the home features two beautiful covered, screened-in porches—perfect for morning coffee, evening relaxation, or entertaining guests year-round. Inside, you’ll love the gleaming hardwood floors throughout, a spacious living room, a formal dining room, and a main-level bedroom that can also serve as a den or home office, complemented by a full bath on the main level. Upstairs, you’ll find additional living space offering comfort and versatility. All of this is located just minutes from National Harbor’s vibrant restaurants and entertainment, Joint Base Andrews, Joint Base Anacostia-Bolling, and a short drive into Washington, D.C. This home offers the perfect blend of comfort, style, and convenience

Built in 1936

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | MDPG2163140 |
| Price          | \$394,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,304       |



|            |                    |
|------------|--------------------|
| Acres      | 0.42               |
| Year Built | 1936               |
| Type       | Residential        |
| Sub-Type   | Detached           |
| Style      | Cape Cod, Colonial |
| Status     | Active             |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12309 Livingston Rd |
| Subdivision | CHAPEL HILL         |
| City        | FORT WASHINGTON     |
| County      | PRINCE GEORGES-MD   |
| State       | MD                  |
| Zip Code    | 20744               |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | CeilingFan(s), Entry Lvl BR, Wood Floors |
|-----------|------------------------------------------|

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                 |
| Appliances        | Built-In Microwave, Dishwasher, Disposal, Oven/Range-Electric, Refrigerator, Icemaker, Washer, Dryer - Electric |
| Heating           | Central, Heat Pump(s)                                                                                           |
| Cooling           | Central A/C                                                                                                     |
| Has Basement      | Yes                                                                                                             |
| Basement          | Other, Outside Entrance, Poured Concrete, Unfinished                                                            |
| # of Stories      | 3                                                                                                               |
| Stories           | 3                                                                                                               |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Frame                     |
| Exterior Features | Porch(es), Porch-screened |
| Roof              | Shingle                   |
| Foundation        | Slab                      |

### School Information

|          |                                       |
|----------|---------------------------------------|
| District | PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS |
|----------|---------------------------------------|

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 27th, 2025 |
|-------------|-------------------|

Days on Market55

ZoningRR

Listing Details

Listing Office

Berkshire Hathaway HomeServices PenFed Realty

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Listing information last updated on October 21st, 2025 at 12:00am EDT