

\$499,000 - 7536 Abbington Dr, OXON HILL

MLS® #MDPG2164748

\$499,000

3 Bedroom, 2.00 Bathroom, 2,118 sqft
Residential on 0.17 Acres

RIVER RIDGE ESTATES, OXON HILL, MD

Welcome to this impeccably maintained and fully updated home, offering 4 spacious bedrooms, 2 modern full baths, and generous indoor and outdoor living areas. Recent upgrades include brand-new kitchen cabinets, gleaming granite countertops, stainless steel appliances, hardwood floors, ceramic tile, recessed lighting, and stylish fixtures throughout. The bathrooms, HVAC system, water heater, and windows are all newly replaced—providing peace of mind and move-in readiness.

This home features a smart and versatile multi-level floor plan designed for flexibility and comfort. The main entry level includes a full bedroom and bath—ideal for guests, multigenerational living, or a home office—alongside the updated kitchen and dining area. One level up, the spacious living room offers the perfect gathering spot for relaxation or entertaining. Upstairs, you'll find the private primary suite with an en-suite bath, along with two additional bedrooms.

The open-concept layout creates a seamless flow from the family room to the dining area, ideal for modern living. Enjoy cozy evenings by the fireplace or unwind in the sunroom with tranquil views of the expansive backyard.

Step outside into a private outdoor retreat featuring a large covered patio—perfect for entertaining year-round. The backyard boasts



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FLOOR PLAN CREATED BY KIMBCKSA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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custom brick planters, retaining walls, and an elevated lawn accessed via a charming brick staircase. A fully fenced yard with mature trees ensures privacy and space to play or garden. Additional highlights include a backyard shed and a walk-out lower-level entrance with railing—ideal for a future in-law suite or separate access.

All of this with no HOA and a convenient location near National Harbor, MGM, and major commuter routes—this home truly has it all!

Built in 1956

Essential Information

MLS® #	MDPG2164748
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,118
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

Community Information

Address	7536 Abbingdon Dr
Subdivision	RIVER RIDGE ESTATES
City	OXON HILL
County	PRINCE GEORGES-MD
State	MD
Zip Code	20745

Amenities

Amenities	Built-Ins, Wood Floors
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Dryer - Electric, Oven/Range-Gas, Refrigerator, Washer, Water Heater, Stainless Steel Appliances
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Interior Access, Fully Finished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Patio
Foundation	Other

School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	August 23rd, 2025
Days on Market	59
Zoning	RSF65

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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