

\$1,350,000 - 117 S Aberdeen St, ARLINGTON

MLS® #VAAR2063108

\$1,350,000

4 Bedroom, 3.50 Bathroom, 3,088 sqft

Residential on 0.27 Acres

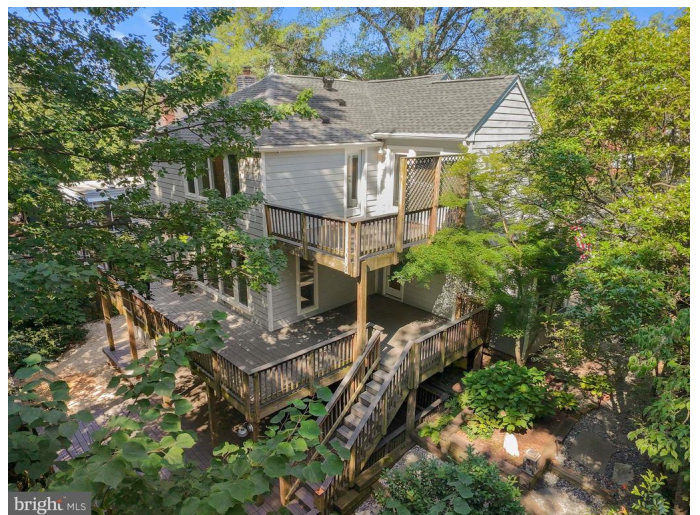
ARLINGTON FOREST, ARLINGTON, VA

****SHHHHHIT'S QUIET

HERE****ASSUMABLE VA LOAN BALANCE
APPROX 585,000. @3.2% NEEDS TO GO
TO A VET.***NEW ROOF 1 MONTH

OLD***Expanded Colonial with 3-story addition
backing to a tributary of Four Mile Run with
wooded views. Solid brick and Hardiplank
construction and new paint throughout. Open
floorplan with 2 story foyer addition, charming
arched doorways lead to gourmet kitchen
featuring recessed lighting, granite, stainless
appliances, range hood, huge center island
with prep sink, and new frig. and dishwasher.
Large living room with new floor-to-ceiling
windows and new French door opens to
expansive 2-level deck with composite decking
looks out to nothing but trees!! Separate
formal dining room with hardwoods and chair
rail. Hardwoods have been added to the
spacious primary bedroom as well as with
new oversize windows. A Juliet balcony/deck
with tree views is the perfect spot for morning
coffee. Hall bath with pedestal sink. Good size
secondary bedrooms with refinished
hardwoods and ample closet space.

****UPPER LEVEL LAUNDRY WITH FRONT
LOADING APPLIANCES**** Fully finished
walk out lower level feature gas fireplace with
stone surround, built ins, 3rd full bath, and
multi purpose room could double as 5th
bedroom/in law suite. Terrific location minutes
to Ballston, Reagan, Pentagon, HQ2,
395/495. W&OD Trail access is just 1 block
down the street. 2 blocks to METRO and ARC



bus stops. BUNDLED SERVICE PRICING
AVAILABLE FOR BUYERS. CONNECT WITH
THE LISTING AGENT FOR DETAILS.

Built in 1940

Essential Information

MLS® #	VAAR2063108
Price	\$1,350,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,088
Acres	0.27
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	117 S Aberdeen St
Subdivision	ARLINGTON FOREST
City	ARLINGTON
County	ARLINGTON-VA
State	VA
Zip Code	22204

Amenities

Amenities	CeilingFan(s), Wood Floors, Shades/Blinds, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s)
View	Creek/Stream, Park/Greenbelt, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Appliances	Dryer, Washer, Dishwasher, Disposal, Refrigerator, Icemaker, Oven/Range-Gas, Range hood, Microwave, Stainless Steel Appliances, Water Dispenser

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access, Walkout Level, Connecting Stairway, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Corner, Fireplace - Glass Doors, Gas/Propane, Stone
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, HardiPlank
Exterior Features	Exterior Lighting, Gutter System, Deck(s)
Lot Description	Front Yard, Bcks-PrklnD, Backs to Trees
Windows	Double Pane, Insulated, Vinyl Clad
Roof	Architectural Shingle
Foundation	Block

School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
Elementary	BARCROFT
Middle	KENMORE
High	WAKEFIELD

Additional Information

Date Listed	September 4th, 2025
Days on Market	45
Zoning	R-6

Listing Details

Listing Office	Redfin Corporation
----------------	--------------------

© 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 18th, 2025 at 10:00pm EDT