

\$1,299,900 - 2566 Military Rd, ARLINGTON

MLS® #VAAR2063324

\$1,299,900

4 Bedroom, 3.00 Bathroom, 2,688 sqft
Residential on 0.43 Acres

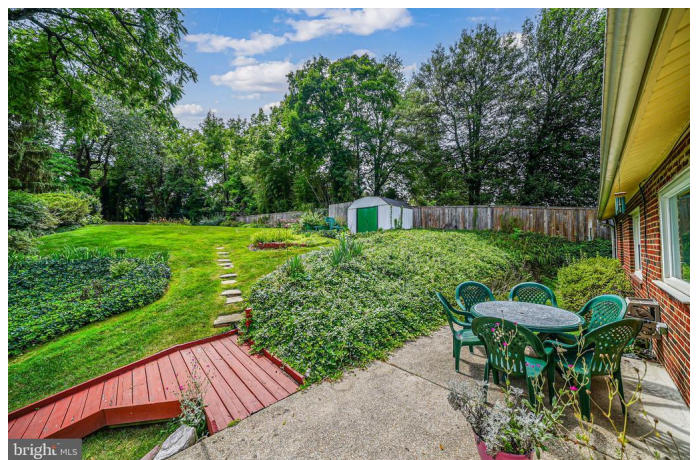
DONALDSON RUN, ARLINGTON, VA

Welcome to The Donaldson, a classic Colonial in the heart of Donaldson Run, offering modern updates, an incredible nearly half-acre lot, and over 2,600 square feet of living space just minutes from DC.

The first level offers unmatched flexibility, with a spacious entryway, a large living area with a cozy nook perfect for a playroom, gym, or media space, a flex room with brick fireplace, ideal for a guest room or home office, and a fully renovated bathroom. Youâ€™ll also find a dedicated workshop, laundry room, and access to the attached garage, a rare blend of function and comfort all on one level.

Upstairs, the home opens up into a bright living room, dining room, and a well-maintained kitchen that flows seamlessly to the expansive backyard. Step outside to a private stone patio ideal for summer dinners and weekend lounging. An additional second patio above the garage is perfect for grilling or catching sunset views. Whether you're hosting, gardening, or just enjoying the outdoors, this private, fully usable yard is the true showstopper, a rare find in North Arlington.

The upper level also features sun-filled primary suite with a beautifully renovated en-suite bath, two additional spacious bedrooms, and a fully updated hall bath. Recent improvements include refinished



hardwood floors upstairs, new LVP flooring on the main level, fresh paint throughout, and new lighting fixtures.

All of this, just minutes from DC and Clarendon, with the rare bonus of a private, oversized yard in the heart of North Arlington; a combination that's hard to find and even harder to beat.

Built in 1961

Essential Information

MLS® #	VAAR2063324
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,688
Acres	0.43
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bilevel
Status	Active

Community Information

Address	2566 Military Rd
Subdivision	DONALDSON RUN
City	ARLINGTON
County	ARLINGTON-VA
State	VA
Zip Code	22207

Amenities

Amenities	Master Bath(s), Recessed Lighting, Wood Floors
# of Garages	2
Garages	Inside Access

Interior

Appliances	Built-In Microwave, Dishwasher, Oven/Range-Electric, Refrigerator, Washer, Dryer
Heating	Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Patio, Porch(es)
Foundation	Permanent

School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 5th, 2025
Days on Market	46
Zoning	R-10

Listing Details

Listing Office	TTR Sotheby's International Realty
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Listing information last updated on October 20th, 2025 at 12:30pm EDT