

\$1,200,000 - 316 N Royal St, ALEXANDRIA

MLS® #VAAX2049630

\$1,200,000

2 Bedroom, 2.50 Bathroom, 1,424 sqft

Residential on 0.05 Acres

OLD TOWN ALEXANDRIA, ALEXANDRIA, VA

Experience the charm of Old Town with this beautifully updated 19th-century duplex that seamlessly blends historic character with modern comfort. Perfectly positioned on one of Old Town's most picturesque blocks, 316 N Royal Street offers unmatched convenience just steps from King Street's vibrant restaurants and shops, the Alexandria waterfront, and the green spaces of Founders Park.

Inside, you'll find over 1,400 square feet of living space across three levels, featuring two spacious bedrooms, 2.5 baths, and charming hardwood floors throughout. The main living area is anchored by a cozy fireplace and enhanced by recessed lighting, while a built-in, motorized hidden TV adds a touch of modern luxury. A bright dining area and family room open to the chef's kitchen, appointed with stainless steel appliances, quartz countertops, and an island, ideal for everyday living and entertaining. The main level also includes a newly remodeled powder room (2025), a pantry, and a newer washer and dryer.

Step outside to enjoy a private, fully fenced backyard with a patio and green space, perfect for gatherings or quiet evenings at home. Parking is rarely this easy in Old Town—this home includes a dedicated assigned space behind the property. An unfinished lower level provides excellent storage or flex space.



Upstairs, the secondary bedroom features a walk-in closet with new flooring and a fully renovated en suite bath (2025). The primary suite offers a second fireplace, a custom walk-in closet, and a spacious bath with a granite-topped vanity and oversized shower.

Recent upgrades add even more peace of mind: a new sewer line (2023), freshly painted (2025), power-washed patio (2025), and about half of the windows replaced (2023).

With its blend of history, thoughtful updates, and a prime location, this home delivers the quintessential Old Town lifestyle—morning walks along the Potomac, evenings on King Street, and effortless access to commuter routes.

Built in 1870

Essential Information

MLS® #	VAAX2049630
Price	\$1,200,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.05
Year Built	1870
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Federal
Status	Active

Community Information

Address	316 N Royal St
Subdivision	OLD TOWN ALEXANDRIA
City	ALEXANDRIA

County	ALEXANDRIA CITY-VA
State	VA
Zip Code	22314

Amenities

Amenities	Attic, CeilingFan(s), Shades/Blinds, Wood Floors
Parking Spaces	1
Parking	Assigned

Interior

Appliances	Built-In Microwave, Dryer, Washer, Dishwasher, Disposal, Refrigerator, Stove
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Screen
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Fenced-Rear, Wood Fence
Foundation	Permanent, Other

School Information

District	ALEXANDRIA CITY PUBLIC SCHOOLS
Elementary	JEFFERSON-HOUSTON
High	T.C. WILLIAMS

Additional Information

Date Listed	September 18th, 2025
Days on Market	32
Zoning	RM

Listing Details

Listing Office	Redfin Corporation
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