

\$760,000 - 2722 Franklin Ct, ALEXANDRIA

MLS® #VAAX2050374

\$760,000

3 Bedroom, 3.50 Bathroom, 2,052 sqft

Residential on 0.03 Acres

CHAPEL HILL, ALEXANDRIA, VA

Welcome to 2722 Franklin Ct, a charming all-brick end-unit townhome in Alexandria's Chapel Hill community. This 3 bedroom, 3.5 bathroom home across three levels includes 2 large primary bedrooms, 2 gas fireplaces, and 2 assigned parking spots at the front of the home. Situated on a corner lot overlooking the community greenspace, this home welcomes in light from three sides. The living room features hardwood floors, a large bay window at the front, a gas fireplace with glass doors and mantel, and open flow into the raised dining room. Through double doors, enter the kitchen, designed with space for a coffee bar or breakfast table, a step-in pantry, and walk-out stairs leading to the fenced-in brick patio, currently fitted with professional turf grass for added comfort. The upper level offers 2 spacious primary bedrooms, each with a full wall of closets and ensuite bath. The lower level hosts the 3rd bedroom, which includes a cedar closet and built-in bookshelves. A recreation room with gas fireplace, 3rd full bath with standing shower, and laundry room complete this level. Enjoy a walkable lifestyle with local shopping and restaurants just blocks away! Neighborhood favorites include Ramparts Tavern & Grill, St. Elmo's Coffee, Fairlington Pizza, Great Harvest Bread Company, and Green Street Gardens. Chinquapin Park & Recreation Center is just across King Street, offering tennis courts, racquetball courts, an indoor pool, and gym -- or take the free DASH bus straight down to



Old Town! Situated at the top of King St & W Braddock Roads, this tight-knit community offers residents easy commuting access to I-395 into Washington DC, The Pentagon, Shirlington, Old Town Alexandria, and both the Braddock Rd and King Street Metro stations with Amtrak & VRE rail lines. Recent updates include: HVAC system (evaporator coil replaced, ductwork modified, new refrigerant lines added â€“ 2023), turf added to backyard, stair runner installed (2024), half bath renovated (2024), bay window (2021), new front and back doors with storm screen doors (2021). Backyard fence is scheduled to be replaced in October 2025! HOA is only \$400/quarter! Special Financing Incentives available on this property from SIRVA Mortgage.

Built in 1981

Essential Information

MLS® #	VAAX2050374
Price	\$760,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.03
Year Built	1981
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Active Under Contract

Community Information

Address	2722 Franklin Ct
Subdivision	CHAPEL HILL
City	ALEXANDRIA

County	ALEXANDRIA CITY-VA
State	VA
Zip Code	22302

Amenities

Amenities	Shades/Blinds, Master Bath(s), Attic, Tub Shower, Bathroom - Walk-In Shower, Carpet, Cedar Closet(s), CeilingFan(s), Formal/Separate Dining Room, Pantry, Recessed Lighting, Wood Floors
Parking Spaces	2
Parking	Assigned, Prk Space Cnvys, Paved Parking
View	Street

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Washer, Stove, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Connecting Stairway, Fully Finished, Heated, Improved, Interior Access, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fireplace - Glass Doors, Gas/Propane, Mantel(s)
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Patio, Brick Porch, Fenced-Rear
Lot Description	Corner Lot, Landscaping, No thru street, Rear Yard
Windows	Bay/Bow, Screens
Roof	Shake
Foundation	Slab

School Information

District	ALEXANDRIA CITY PUBLIC SCHOOLS
Elementary	DOUGLAS MACARTHUR
Middle	GEORGE WASHINGTON

High T.C. WILLIAMS

Additional Information

Date Listed October 2nd, 2025
Days on Market 6
Zoning RB

Listing Details

Listing Office TTR Sotheby's International Realty

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Listing information last updated on October 20th, 2025 at 3:17am EDT