

\$809,900 - 6013 Franconia Forest Ln, ALEXANDRIA

MLS® #VAFX2265574

\$809,900

5 Bedroom, 3.50 Bathroom, 2,494 sqft

Residential on 0.19 Acres

FRANCONIA FOREST, ALEXANDRIA, VA

Price Reduced! Welcome home to this classic brick colonial tucked into a quiet cul-de-sac in Alexandria's beloved Franconia Forest neighborhood. With thoughtful renovations throughout, a lush, private setting and no HOA, this 5-bedroom, 3.5-bathroom home invites you to settle in and stay awhile. Step through French doors and into the welcoming foyer, where gleaming floors, fresh paint, and natural light guide you through a flowing floorplan. The formal living room is a nice place to greet guests, and the formal dining room is perfect for family dinners or hosting friends. The spacious kitchen is the heart of the home, offering plenty of counter space and cabinetry for everyday cooking and entertaining and is open to a large family room with a cozy fireplace, ideal for relaxed evenings. Just off the family room is a stunning sunroom addition with floor-to-ceiling windows, offering tranquil views of the wooded backyard, making you feel as if you're in your very own tree house. A perfect spot for morning coffee or a quiet reading nook. The main level also has a newly renovated powder room for your guests and laundry is conveniently located on this level. Upstairs, you'll find four bedrooms, including a large private primary suite featuring two closets, a dedicated vanity table and an ensuite bathroom. A beautifully updated hall bathroom serves the additional three bedrooms, creating a functional and comfortable layout for your family.



The fully finished walkout lower level includes a large recreation room with a second fireplace, a newly renovated full bathroom, a kitchenette, and a fifth bedroom—perfect for guests, a home office, or a home gym.

Out back, your personal retreat awaits through French doors. An expansive new patio creates the ideal outdoor entertaining space, set against a backdrop of mature trees and fenced yard. Pick fresh blackberries and raspberries in the summer and mulberries in the spring right from your own yard—perfect for jelly, syrup, or homemade pie. There's room to garden, play, host a cookout, or simply unwind in total privacy.

The attached carport offers another space for entertaining or a relaxing family dinner outdoors, with Trex cocktail railing and solar lighting, a decorative ceiling fan and light, and anti-slip epoxy flooring.

Located less than two miles from the Franconia—Springfield Metro and VRE stations, this home offers an unbeatable commuter location with easy access to the Blue and Yellow Metro lines, major highways (I-95, I-395, I-495), and several park-and-ride lots. You're just minutes from the newly revitalized Springfield Town Center, Kingstowne shopping and dining, the future Inova Franconia-Springfield hospital opening in 2028, and everyday conveniences like Wegmans, Giant, and local parks. CVS and a number of local restaurants are also conveniently within walking distance.

With all major systems recently updated—including HVAC, roof, siding, and paint, 6013 Franconia Forest Lane is truly move-in ready. Spacious, serene, and superbly connected, this home offers the kind of lifestyle where everyday moments feel just a little more relaxing.

Improvements:

2025 - Freshly Painted,

2025 - New Carpet Upstairs,

2025 - New Stainless Steel Dishwasher,
2024 - Half Bathroom, Master Bathroom
refresh,
2024 - New Fridge,
2023 - New Hall Bathroom,
2023 - New siding, shutters
2023 - New double-wide front entry door
w/storm door,
2022 - New side door,
2022 - New Basement Bathroom,
2022 - New HVAC with Air Scrubbing UV Light
and EcoBee2 Thermostat,
2021 - New Induction Stove and Microwave,
2019 - New Roof with Architectural
Shingles, Gutter Helmet on all front and back
gutters,
2019 - New Concrete Patios,
2019 - Closet Organizers Installed,
2019 - New French Doors in Lower Level,
2019 - New 11x11 Lifetime Shed,
2018 - Carport Remodel with New Trex
Railings, Epoxy Floor and Ceiling Fan,
2017 - New Electrical Panel with Surge
Protection

Built in 1979

Essential Information

MLS® #	VAFX2265574
Price	\$809,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,494
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	6013 Franconia Forest Ln
Subdivision	FRANCONIA FOREST
City	ALEXANDRIA
County	FAIRFAX-VA
State	VA
Zip Code	22310

Amenities

Amenities	Chair Railing, Crown Molding, Master Bath(s), Recessed Lighting, Shades/Blinds
Parking	Asphalt Driveway
View	Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Dryer, Extra Refrg/Frz, Humidifier, Icemaker, Microwave, Oven/Range-Electric, Refrigerator, Stove, Washer
Heating	Heat Pump(s)
Cooling	Ceiling Fan(s), Central A/C, Energy Star Cooling System, Programmable Thermostat
Has Basement	Yes
Basement	Connecting Stairway, Daylight, Partial, Fully Finished, Rear Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Combination
Exterior Features	Fenced-Rear, Fenced-Fully
Lot Description	Landscaping, No thru street, Trees/Wooded
Roof	Asphalt
Foundation	Slab

School Information

District	Fairfax County Public Schools
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Additional Information

Date Listed	September 11th, 2025
Days on Market	40
Zoning	131

Listing Details

Listing Office	Corcoran McEneaney
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