

# \$625,000 - 7748 Frances Dr, ALEXANDRIA

MLS® #VAFX2274642

## \$625,000

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.57 Acres

### HYBLA VALLEY FARMS, ALEXANDRIA, VA

Set on a generous .57 acre lot zoned R-2(Residential 2 DU/AC) per Fairfax County, this single family home delivers the space, setting, and livability that are hard to find inside the Beltway. A large front yard, gravel driveway, and attached carport lead to an interior with warm character and well-designed living space.

The living room features vaulted ceilings, beautiful hardwood floors, chair railing, and a wood-burning fireplace. The kitchen offers newer appliances, an island with a sink and cabinets for additional storage, and a great flow to the adjacent living spaces. The second family room adds another comfortable gathering space, boasting a cozy wood stove in the cooler months, crown molding, and double doors to the backyard. Plus, it opens directly to the screened-in porch – perfect for enjoying fall evenings!

This home offers a practical layout with two full baths and two bedrooms. The spacious primary suite is complete with its own bath and double doors that open to the outside. The second bedroom is conveniently situated next to the hall bath. Best of all, the living room divides the two bedrooms, offering privacy and comfort for everyone. Outdoors, a large rear deck with planters expands your living space overlooking the deep backyard. The sellers love the conservation spaces throughout the neighborhood, the many trees, and the rest of



the flora and fauna. The neighborhood and the yard attract a large variety of songbirds, foxes, and deer, with beautiful spring blooms and autumn colors due to the remaining oak forest around the area.

This home offers the perfect blend of city access and local conveniences, making the location truly stand out! You'll enjoy easy commuter routes, including Route 1, 286, and I-495/I-395, and Huntington Metro (approx. 4 miles from the property), providing excellent access to the Pentagon, Crystal City, or D.C. You have unbeatable proximity to everyday essentials – the weekly farmers market at the Sherwood Hall Regional Library parking lot (0.2 miles), Walgreens (0.5 miles), Mount Vernon Plaza which features a grocery store, Home Depot, PetSmart, restaurants, and other retail (0.6 miles). Although the house feels like a respite from the city, a fire station, government office, and hospital with a superb emergency room are within a few minutes™ drive. Generally, the neighborhood is pedestrian friendly. The Mount Vernon Trail and the Mount Vernon District Park are loved by all, including hikers, runners, and mountain bikers. The new Mount Vernon Rec Center is a short drive from the house as well! Halloween is unique on Frances Avenue too. Many of the neighbors thoroughly decorate their houses and yards and the street attracts lots of trick-or-treaters. Halloween enthusiasts are highly encouraged to check out this neighborhood.

Updates include: HVAC & water heater (2025); Primary bathroom toilet (2025); Electric stove (2023); New gutter and siding in front (2023); Microwave (2022); Attic above bedroom reinsulated (2020); Chimney work (resealed, flashing added, new shingles) (2020); Crawl space encapsulated (2019); and Refinished hardwood floor (2019). Opportunities like this

donâ€™t last â€” schedule your tour and see it for yourself in person! \*\*Information deemed reliable but not guaranteed. Square footage is approximate and should not be used for property valuation.\*\*

Built in 1949

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | VAFX2274642 |
| Price          | \$625,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,205       |
| Acres          | 0.57        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Traditional |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7748 Frances Dr    |
| Subdivision | HYBLA VALLEY FARMS |
| City        | ALEXANDRIA         |
| County      | FAIRFAX-VA         |
| State       | VA                 |
| Zip Code    | 22306              |

**Amenities**

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Crown Moldings, Chair Railings, Ceiling Fan(s), Window Treatments, Stove - Wood |
|-----------|---------------------------------------------------------------------------------|

**Interior**

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| Appliances | Built-In Microwave, Dryer, Washer, Dishwasher, Disposal, Refrigerator, Stove |
| Heating    | Central                                                                      |
| Cooling    | Central A/C                                                                  |

|                 |              |
|-----------------|--------------|
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood, Screen |
| Stories         | 1            |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Vinyl Siding, Stone |
| Exterior Features | Screened,Porch(es)  |
| Construction      | Vinyl Siding, Stone |
| Foundation        | Crawl Space         |

## School Information

|            |                               |
|------------|-------------------------------|
| District   | FAIRFAX COUNTY PUBLIC SCHOOLS |
| Elementary | HOLLIN MEADOWS                |
| Middle     | SANDBURG                      |
| High       | WEST POTOMAC                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | 120                |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Compass |
|----------------|---------|

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Listing information last updated on October 31st, 2025 at 1:58am EDT