

\$650,000 - 412 Blue Ridge Ave Ne, LEESBURG

MLS® #VALO2106528

\$650,000

3 Bedroom, 1.50 Bathroom, 1,456 sqft
Residential on 0.18 Acres

LOWENBACH, LEESBURG, VA

Step into the warmth and charm of this tastefully updated 1922 historic home, where modern comforts blend seamlessly with timeless character. The hardwood floors welcome you into a cozy yet spacious family room with plantation shutters that fill the space with soft natural light. The inviting dining room opens to an updated kitchen, with new cork flooring, granite countertops, stainless steel appliances, and updated lighting—perfect for everyday living or gathering with friends. A covered porch, convenient half bath and washer/dryer provide comfort and functionality to the main level. The second floor includes three bright and comfortable bedrooms and a full bath, providing just the right amount of space. The basement level is encapsulated with microbial tarp and a sealed foundation. The basement provides adequate, moisture-free storage space with a radon system for added peace of mind. Outdoors, relax and unwind on the stone patio with outdoor lighting, enjoy the spacious side yard for play or entertaining, and take advantage of the large driveway with ample parking. The property is beautifully landscaped with an array of trees and plants, offering colorful blooms and interest throughout the year. The home is conveniently located in a walkable community with access to nearby retail, services, recreation facilities and historic downtown Leesburg with quaint shops, delicious dining, lively summer parades, and music on the green. Nearby Ida Lee Park and



the W&OD Trail provide a wide variety of recreational opportunities, and the Leesburg Outlets make shopping a breeze. Convenient regional access is available at nearby Route 7, Route 15, the Dulles Greenway, and Dulles International Airport. Don't wait to see this one—you'll feel right at home the moment you arrive!

Accepting Back up Offers

Built in 1922

Essential Information

MLS® #	VALO2106528
Price	\$650,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,456
Acres	0.18
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active Under Contract

Community Information

Address	412 Blue Ridge Ave Ne
Subdivision	LOWENBACH
City	LEESBURG
County	LOUDOUN-VA
State	VA
Zip Code	20176

Amenities

Amenities	Shades/Blinds
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Interior

Appliances	Built-In Microwave, Dryer, Washer, Dishwasher, Disposal, Refrigerator, Stove
Heating	Heat Pump(s)
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Composition
Foundation	Other

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
Elementary	LEESBURG
Middle	SMART'S MILL
High	TUSCARORA

Additional Information

Date Listed	September 17th, 2025
Days on Market	2
Zoning	LB:R6

Listing Details

Listing Office	Keller Williams Realty
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