

\$719,000 - 44424 Livonia Ter, ASHBURN

MLS® #VALO2109498

\$719,000

3 Bedroom, 3.50 Bathroom, 3,085 sqft
Residential on 0.07 Acres

ASHBURN VILLAGE, ASHBURN, VA

Welcome to The Villas of Ashburn Village â€” Premier 55+ Living at Its Finest! This beautifully maintained main-level living townhome is located in the sought-after Active Adult 55+ Villas of Ashburn Village, offering comfort, convenience, and exceptional community amenities. Set on a premium lot backing to common area trees, this rare home is one of only five in the neighborhood with a walk-out basementâ€”a truly special find! Total Finished sq. ft. is 3237. The open main-level floor plan is filled with natural light and features a spacious primary bedroom suite with a soaking tub, separate shower, and double vanity. The eat-in kitchen, powder room, laundry/ mud room, and garage provide easy, one-level living. Upstairs two large bedrooms with walk-in closets share a full bath with double vanity, also a loft (could be an additional office) with a walk-in closet offers flexible space for remote work, hobbies, or guests. The fully finished walk-out basement expands the living area, and also includes a multiple-use room ideal for an office, workshop, gym, or craft space. This lower level also has a full bath. The Villas enjoy exclusive access to Ashburn



Village’s renowned amenities, including the Sports Pavilion with indoor and outdoor pools, tennis and pickleball courts, fitness center, sauna, steam room, 50+ miles of trails, 8 lakes for fishing and canoeing, and neighborhood centers with meeting rooms and recreational facilities.

The HOA dues (\$176/month) includes lawn care and front-yard mulching for a low-maintenance lifestyle. The Ashburn Senior Center, located directly across the street from Livonia Terrace, provides additional social, wellness, and educational opportunities. All of this is conveniently situated near Loudoun County Parkway, Rt. 7, Rt. 28, Dulles Toll Road, Dulles International Airport, and the Silver Line Metro. This home offers easy access to One Loudoun, Dulles Town Center, Ashburn’s best shopping and dining, and INOVA Hospital. Don’t miss this rare opportunity for main-level luxury living in one of Ashburn's most desirable 55+ communities!

Built in 2004

Essential Information

MLS® #	VALO2109498
Price	\$719,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,085
Acres	0.07
Year Built	2004
Type	Residential

Sub-Type	Interior Row/Townhouse
Style	Other
Status	Coming Soon

Community Information

Address	44424 Livonia Ter
Subdivision	ASHBURN VILLAGE
City	ASHBURN
County	LOUDOUN-VA
State	VA
Zip Code	20147

Amenities

# of Garages	1
Garages	Garage - Front Entry, Garage
View	Trees/Woods
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Oven/Range-Gas, Refrigerator, Washer, Water Heater, Dishwasher, Disposal, Dryer, Icemaker
Heating	Forced Air
Cooling	Heat Pump(s), Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Daylight, Full, Walkout Level, Windows, Outside Entrance, Fully Finished, Connecting Stairway
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Brick and Siding
Roof	Asphalt
Foundation	Other

School Information

District	LOUDOUN COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 24th, 2025
Zoning	PDH4



Listing Details

Listing Office National Realty, LLC

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