\$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 – 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

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 basement—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

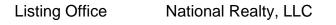
Additional Information

Date Listed October 24th, 2025

Zoning PDH4



Listing Details



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