\$580,000 - 12517 Hedges Run Dr, WOODBRIDGE

MLS® #VAPW2098502

\$580,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft Residential on 0.29 Acres

LAKE RIDGE, WOODBRIDGE, VA

Great opportunity!!

Reduced price!!

Motivated seller!! Ready to close this chapter and focus fully on the next.

Gorgeous home in desirable Lake Ridge, loaded with updates. Both Bathrooms, kitchen, flooring, doors, roof, siding. Located on the friendliest street and right on the cul-de-sac, the front porch offers a lovely place to relax and unwind after a long day at work. A short walk or one stop light away is a Giant grocery store and Starbucks along with several other stores and eateries. The fenced back yard is the real show-stopper here...a nice deck with screened gazebo and a slate patio overlooking more than four acres of HOA owned property. The heavy woods with old hardwoods provides so much privacy you have to work to see the homes behind you in the spring and summer. Beautiful hardwood floors grace the main level, stairs and upper hallway. The main level has a wonderful light filled flow from one room to the next. There is a large bowed picture window at the kitchen table space and walls removed to open the kitchen up. The bathrooms feature exquisite tile work and you won't find a cleaner home than this! The comfortable family room has a built-ins surrounding the brick fireplace with wood stove .Ground level windows provide light to this room and don't miss the small door to the huge concrete floored crawl space, tons of storage in here! The nice sized laundry room has cabinets and a closet and walk out to the slate patio. There is also a





room located off of the laundry with a window that could be a great office or 4th bedroom. The master bedroom has windows on two sides and also in the en-suite. The rec-room and all of the bedrooms just got engineered flooring, no more carpet! Two more bedrooms on this level. Located in a fabulous school pyramid of Old Bridge elementary, Lake Ridge middle and Woodbridge high school, each school is located less than a mile from the home. The award winning community of Lake Ridge features 5 swimming pools, a spray-ground, fantasy playground, a private boat ramp, outdoor lighted tennis courts, basketball courts, many tot-lots, easy access to many grocery stores and Lake Ridge park and marina with a nine hole golf course, putt putt, and boat rentals. Many opportunities for clubs and activities and only 3 miles from 195.

Please feel free to contact me should you have any questions.

Built in 1984

Essential Information

MLS® # VAPW2098502

Price \$580,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,680

Acres 0.29

Year Built 1984

Type Residential

Sub-Type Detached

Style Split Level

Status Active Under Contract

Community Information

Address 12517 Hedges Run Dr

Subdivision LAKE RIDGE

City WOODBRIDGE

County PRINCE WILLIAM-VA

State VA

Zip Code 22192

Amenities

Amenities Built-Ins, Wood Floors

Utilities Electric Available

of Garages 1

Garages Garage Door Opener

Has Pool Yes

Interior

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Dishwas

Washer

Heating Heat Pump(s)

Cooling Central A/C

Has Basement Yes

Basement Walkout Level, English

Fireplace Yes

of Fireplaces 1

of Stories 3

Stories 3

Exterior

Exterior Vinyl Siding

Lot Description Backs to Trees, Cul-de-sac, No thru street

Roof Architectural Shingle

Foundation Permanent

School Information

District PRINCE WILLIAM COUNTY PUBLIC SCHOOLS

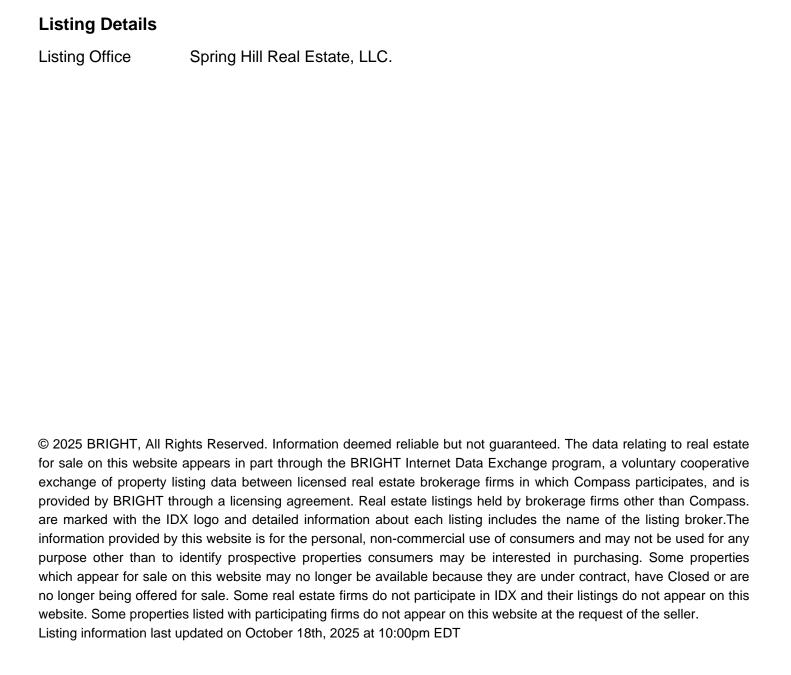
High WOODBRIDGE

Additional Information

Date Listed July 3rd, 2025

Days on Market 103





Zoning

R4