

\$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 I95.

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
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Subdivision	LAKE RIDGE
City	WOODBIDGE
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, Dishwasher, 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	WOODBIDGE

Additional Information

Date Listed	July 3rd, 2025
Days on Market	103



Zoning R4

Listing Details

Listing Office Spring Hill Real Estate, LLC.

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