

\$619,900 - 501 Forest View Rd, EDINBURG

MLS® #VASH2011616

\$619,900

3 Bedroom, 3.00 Bathroom, 2,396 sqft

Residential on 3.01 Acres

NARROW PASSAGE FARMS, EDINBURG,
VA

- * HOME NOT WITHIN HISTORIC FLOOD PLAIN
- * FAMILY FRIENDLY RIVER FRONTAGE
- * SURROUNDED BY MOUNTAIN AND FOREST
- * MINUTES FROM I-81 AND THINGS YOU NEED

You won't regret making an offer. Welcome to Narrow Passage Farm Subdivision, a small family community secluded along the Shenandoah River, just minutes from I-81 and central Shenandoah County. This custom-built, one-owner ranch home on three acres offers gently sloping access to a very enjoyable river section where the first acre is not within the historical flood plain—documentation is available upon request. The property provides safe, secure, tranquil living in a thoughtfully designed residence featuring timeless architectural elements and comfortable spaces. Interior highlights include varied premium flooring including hardwood and tile, a well-equipped kitchen with a bright breakfast area, and an inviting Florida room with direct access to a Trex deck, ideal for appreciating scenic views of the river and National Forest. The west end primary suite ensures both convenience and comfort, while expansive living areas are illuminated by



wide-pane Anderson windows. Two east end bedrooms offer generous closet space and share a well-appointed bathroom. For visiting RV-guests, there are two 30-amp electrical hookups and a third bath conveniently located near the RV/garage entrance. With an attic above the upper garage, you have many possibilities for expansion such as office, fitness, or creative space, while the separate lower garage provides ample parking capacity for vehicles and toys.

Outdoor amenities include a rear deck perfect for morning beverage or evening gatherings, complemented by a screened gazebo and campfire area by the river. Under the house enjoy 1300 sq ft of useable unfinished space with windows, utility sink and double door access -- perfect for a shop, storage, or finish for added living space. There is already a roughed-in full bath and available 400-amp electric service. Much more -- Come and see. This home has an exceptional location offering a private retreat only minutes from town.

Built in 2014

Essential Information

MLS® #	VASH2011616
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,396
Acres	3.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Contemporary, Rancher
Status	Active Under Contract

Community Information

Address	501 Forest View Rd
Subdivision	NARROW PASSAGE FARMS
City	EDINBURG
County	SHENANDOAH-VA
State	VA
Zip Code	22824

Amenities

# of Garages	2
Garages	Garage Door Opener, Inside Access
Is Waterfront	Yes
Waterfront	River

Interior

Heating	Heat Pump(s), Forced Air
Cooling	Central A/C, Ductless/Mini-Split
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Foundation	Crawl Space

School Information

District	SHENANDOAH COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	June 5th, 2025
Days on Market	110
Zoning	R-1

Listing Details

Listing Office	Pangle Real Estate and Auction Co, Inc.
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Listing information last updated on October 26th, 2025 at 12:00am EDT