

\$719,900 - 31 River Ridge Ln, FREDERICKSBURG

MLS® #VAST2041806

\$719,900

6 Bedroom, 5.00 Bathroom, 3,514 sqft
Residential on 2.86 Acres

RIVER RIDGE ESTATES,
FREDERICKSBURG, VA

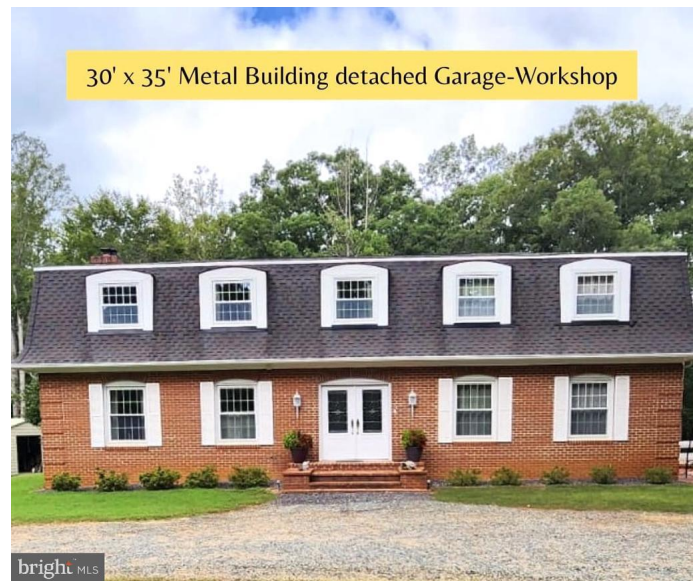
Spacious All-Brick Home on 2.86 Acres in South Stafford County! This 6-bedroom, 3 full bath + 2 half bath home offers 3,500 sq ft of living space, a full 1,668 sq ft unfinished basement, and a 30' x 35' detached garage/workshop with 12' roll-up door, built-in shelving, and side overhang. Located on a quiet dead-end street, the beautiful corner lot features a circle driveway and 3 separate entrances.

Inside, the home boasts a large tiled foyer, private office, hardwood floors, formal living and dining rooms, a spacious family room with fireplace, and a stunning sunroom with panoramic backyard views. The expansive kitchen includes double ovens, cooktop, stainless steel appliances, large walk-in pantry, center island, and ample cabinet space—perfect for entertaining.

Upstairs you'll find 5 large bedrooms and 3 full baths, including an updated primary suite with soaking tub, walk-in shower, dual vanities, and oversized walk-in closet/flex space. Laundry is also conveniently located on the bedroom level. The full unfinished basement offers endless potential.

Enjoy outdoor living on the rear patio, trails around the property, and room to play or garden. Minutes from Lake Mooney, shopping, schools, and I-95, this home offers privacy and space with easy access to town.

Built in 1982



Essential Information

MLS® #	VAST2041806
Price	\$719,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	3,514
Acres	2.86
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	31 River Ridge Ln
Subdivision	RIVER RIDGE ESTATES
City	FREDERICKSBURG
County	STAFFORD-VA
State	VA
Zip Code	22406

Interior

Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Rear Entrance, Unfinished
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Permanent

School Information

District	STAFFORD COUNTY PUBLIC SCHOOLS
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Elementary	HARTWOOD
Middle	T. BENTON GAYLE
High	COLONIAL FORGE

Additional Information

Date Listed	August 29th, 2025
Days on Market	59
Zoning	A1

Listing Details

Listing Office	Impact Real Estate, LLC
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Listing information last updated on October 26th, 2025 at 12:15pm EDT