

\$4,500 - 18 S Montana St, Arlington

MLS® #VAAR2065302

\$4,500

3 Bedroom, 3.00 Bathroom, 2,101 sqft

Residential Lease on 0.00 Acres

MANCHESTER SQUARE, Arlington, VA

Spacious, Updated 3-Level Townhome in Prime Arlington Location

Beautifully maintained and thoughtfully updated, this light-filled 3-level townhome offers generous living space, modern amenities, and unbeatable convenience—perfect for everyday living, entertaining, and working from home. Ideally located near Route 50 with quick access to Ballston, Clarendon, the Mosaic District, and major commuter routes including I-66, I-495, and the GW Parkway. Enjoy proximity to parks, trails, and top-rated Arlington schools.

On the entry level, you™ll find an extended 1-car garage with built-in shelving, overhead lighting, and space for a workbench or an additional fridge. A large cedar closet provides seasonal storage, while smart security features include an electronic front door keypad, Ring HD doorbell, and a garage deadbolt keypad. The walkout lower level features a cozy gas fireplace with cinema-style lighting, pre-wiring for a projector, built-in wine storage, and an updated marble sink. There's also a renovated half bath and a large walk-in closet offering abundant storage. Double sliding glass doors open to a private, low-maintenance brick patio.

Outdoor living is easy with the spacious patio that opens to a large, grassy common area—perfect for kids and pets and



maintained by the HOA. A rear gardening bed and water hookup are great for those with a green thumb, while a hardwired Ring floodlight camera provides added peace of mind. New exterior HVAC units were installed in 2024.

The main level offers a bright, open-concept living and dining area with newly refinished hardwood floors and large windows overlooking the yard and trees. A wood-burning fireplace with an updated mantle and crown molding creates a warm focal point, and the updated half bath adds extra convenience. The kitchen, refreshed in 2024, features stylish new backsplash and cabinets, a Frigidaire induction cooktop (2022), an ultra-quiet Bosch dishwasher (2021), a built-in microwave, soft-close drawers, roll-out shelving, a large pantry, and a bright boxed window with a view of the cul-de-sac.

The dedicated laundry room has been updated with a brand-new washer and dryer (2024) and offers a practical layout with additional storage.

Upstairs, the fully carpeted upper level includes three bedrooms and two full bathrooms. The spacious primary suite features two built-in closets, room for a King-sized bed, and two large windows overlooking the green space. The en-suite bath has been updated with a double vanity, soft-close drawers, roll-out shelving, upgraded lighting, a beautifully tiled shower, and overhead lighting. The two additional bedrooms include a large guest room that also fits a King-sized bed and a third bedroom that's ideal for an office or nursery, with lovely cul-de-sac views. The second full bath has a tub/shower combo and excellent storage. Two hallway linen closets add further convenience.

Additional upgrades include a rare dual-zone

HVAC system (the only home in the neighborhood with this feature, replaced in 2020), professionally cleaned and sterilized ductwork (2021), a cleaned dryer vent (2024), and two Ecobee smart thermostats with three wireless sensors. Verizon FiOS gigabit internet is available, with optimized router placement for seamless full-home coverage.

This exceptional rental blends style, comfort, and smart functionalityâ€”all in a highly desirable Arlington location.

Built in 1980

Essential Information

MLS® #	VAAR2065302
Price	\$4,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,101
Acres	0.00
Year Built	1980
Type	Residential Lease
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	18 S Montana St
Subdivision	MANCHESTER SQUARE
City	Arlington
County	ARLINGTON-VA
State	VA
Zip Code	22204

Amenities

Amenities	Chair Railing, Carpet, CeilingFan(s), Formal/Separate Dining Room,
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	Master Bath(s), Recessed Lighting, Wood Floors
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Basement Garage

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dryer, Disposal, Dishwasher, Oven/Range-Electric, Stainless Steel Appliances, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C, Ceiling Fan(s)
Has Basement	Yes
Basement	Daylight, Full, Fully Finished, Garage Access, Outside Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane, Mantel(s), Screen, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding, Brick Front
Exterior Features	Patio, Fenced-Fully
Foundation	Slab

School Information

District	ARLINGTON COUNTY PUBLIC SCHOOLS
Elementary	CARLIN SPRINGS
Middle	KENMORE
High	WASHINGTON-LIBERTY

Additional Information

Date Listed	October 24th, 2025
Days on Market	12
Zoning	R-10T

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 4th, 2025 at 5:48am EST