

\$575,000 - 12306 Shadetree Ln, Laurel

MLS® #MDPG2164898

\$575,000

5 Bedroom, 3.00 Bathroom, 2,414 sqft

Residential on 0.40 Acres

MONTPELIER, Laurel, MD

Welcome home to 12306 Shadetree Lane in the sought-after Montpelier community of Laurel! This spacious 5-bedroom, 3-bathroom home is freshly painted with brand-new carpet, making it truly move-in ready for its next owners. Step inside to find updated flooring, a bright and airy living room, and a cozy wood-burning fireplace. The eat-in kitchen features a modern tile backsplash, ample counter space, and easy access to the formal dining room. From there, enjoy the enviable sunroom—equipped with heating and cooling—that overlooks the expansive, fully fenced backyard. Perfect for entertaining, the backyard offers a large patio, plenty of space for gardening or play, and direct access to the kitchen, sunroom, and mudroom. Conveniently located off the oversized two-car garage with epoxy flooring, you™ll find a spacious mudroom with laundry and a walk-in pantry. The main level also includes the primary suite with a beautifully updated and modern en-suite bathroom, a second bedroom, and an additional full bath. Upstairs, three generously sized bedrooms with new carpet share a full bathroom, and a finished attic provides the perfect spot for a home office, den, or extra storage. The Montpelier community offers exceptional amenities including a pool, playground, walking paths, and more. Ideally situated between Washington, DC, and Baltimore, this home is just minutes from shopping, restaurants, and the MARC train, with easy access to I-95, Route 295, and



Route 200.

Built in 1969

Essential Information

MLS® #	MDPG2164898
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,414
Acres	0.40
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	12306 Shadetree Ln
Subdivision	MONTPELIER
City	Laurel
County	PRINCE GEORGES-MD
State	MD
Zip Code	20708

Amenities

Parking	Asphalt Driveway
# of Garages	2
Garages	Garage Door Opener

Interior

Heating	Central
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Slab

School Information

District	PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	September 4th, 2025
Days on Market	54
Zoning	RR

Listing Details

Listing Office	Real Broker, LLC - Annapolis
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