

\$689,000 - 416 E Irvin Ave, STATE COLLEGE

MLS® #PACE2516250

\$689,000

4 Bedroom, 3.00 Bathroom, 2,910 sqft

Residential on 0.28 Acres

STATE COLLEGE BORO, STATE COLLEGE, PA

Iconic, historic charm of mature tree lined Irvin Ave within the Highlands neighborhood of the State College Borough, 416 E Irvin encapsulates mid-century charm and modern amenities. Built in 1956, this single-story ranch features - hardwood floors, a first-floor primary bedroom, a spacious eat-in kitchen and a permitted one-bedroom apartment with income potential. Celebrating the hallmark of mid-century modern design, floor to ceiling windows in the main living room and dining room invite the outside in, a sandstone trimmed fireplace, built in shelves and newer bespoke light fixtures give a nod to this time period.

A sprawling kitchen with abundant storage is framed in shaker style solid oak cabinetry with tile backsplash and floors. Professionally renovated bathrooms (2019) are a spa-like retreat featuring elongated picket tile walls and retro inspired tile floors still maintaining the charm of the original era. Custom vanity and globe pendant light in the main bathroom create a warm and designed forward space. Additional living area in the lower-level features large windows, built-ins, closets, another sandstone fireplace and knotty pine paneling embracing the timeless character of this flexible living space. A fully equipped laundry room with washer and dryer with walkout access to the outside and an additional fully renovated bathroom with tile



shower complete the lower level of the main house. The separately metered lower-level apartment with separate entrance consists of a living room, one-bedroom, full kitchen, bathroom and washer and dryer, currently rented for \$850/month, providing a fantastic opportunity for supplemental income or an in-law suite.

Step outside to a tree lined backyard oasis complete with expansive wood deck, ideal for grilling, dining and gathering with friends. The generous lot features plenty of green space, a playlet and a large driveway with ample parking - a rare find this close to campus. Just blocks from Penn State University, this stylish home (with new roof, gutters and exterior design features, 2019) offers the perfect blend of convenience to campus and residential tranquility. Whether you’re heading to a game at Beaver Stadium, enjoying the Central PA Festival of the Arts or grabbing a coffee downtown, everything is just minutes from your front door.

Built in 1956

Essential Information

MLS® #	PACE2516250
Price	\$689,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,910
Acres	0.28
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Dwelling w/Separate Living Area, Rancher
Status	Active

Community Information

Address	416 E Irvin Ave
Area	State College Boro (16436)
Subdivision	STATE COLLEGE BORO
City	STATE COLLEGE
County	CENTRE-PA
State	PA
Municipality	STATE COLLEGE BORO
Zip Code	16801

Amenities

Parking	Paved Driveway
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Interior

Appliances	Dryer, Oven/Range-Gas, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Deck(s), Patio
Roof	Shingle
Foundation	Other

School Information

District	STATE COLLEGE AREA
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Additional Information

Date Listed	October 17th, 2025
Days on Market	11
Zoning	R

Listing Details

Listing Office	Kissinger, Bigatel & Brower
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Listing information last updated on October 27th, 2025 at 8:30am EDT