

\$675,000 - 401 Highland Ave, AMBLER

MLS® #PAMC2150402

\$675,000

5 Bedroom, 2.00 Bathroom, 2,761 sqft
Residential on 0.24 Acres

AMBLER HOUSE, AMBLER, PA

Lower interest rate and great new price!
Timeless Elegance Meets Modern Comfort in
the Heart of Ambler!

Welcome to this absolutely stunning 5-bedroom home, a masterful blend of old-world charm and modern upgrades—perfectly nestled in one of Ambler's most coveted, walkable neighborhoods. Just steps from vibrant downtown dining, charming boutiques, a historic theater, and the train station, this meticulously maintained gem is truly a rare find!

From the moment you arrive, prepare to be swept off your feet by the enchanting curb appeal: a stamped concrete patio, wraparound front and side decks, lush professional landscaping, a tranquil koi pond, and a fully fenced yard that feels like your own private paradise. (Seller is willing to remove koi pond and landscape the area prior to closing).

Inside, every inch of this gracious home reflects thoughtful care and attention to detail. The dramatic front foyer welcomes you with soaring ceilings, exquisite period millwork, original hardwood floors, and incredible natural light. Through elegant pocket doors, step into a sun-drenched living room that flows seamlessly into the formal dining room and cozy family room, complete with custom built-ins.



The kitchen is a showstopperâ€”boasting beamed ceilings, granite countertops, stainless steel appliances, a chic tile backsplash, painted cabinetry, and an island loaded with storage. A full bath and convenient laundry with access to the side deck round out the main floor.

Upstairs, the second level offers three spacious bedrooms (2 bedrooms have new closet doors) and a beautifully renovated full hall bath. The third floor is home to the dreamy primary suite with dramatic rooflines and an adjacent fifth bedroomâ€”perfect as a nursery, office, or reading retreat with built-in window seating and extra storage. Home is priced to give new owners the ability to add a bath on the third level.

The expansive, unfinished basement opens the door to endless possibilitiesâ€”home gym, media room, play spaceâ€”and includes a private entrance, oversized attached shed, and abundant storage.

Major upgrades include: updated plumbing and HVAC, newer windows and custom blinds, upgraded electrical panel to support a 3500-watt generator which is included, garage, top roof (w/55 yr transferable warranty) and lower-level roofing with gutters, exterior pointing, and more.

Topped off with a detached two-car garage, award-winning Upper Dublin schools, and unbeatable access to major routes and public transitâ€”this spectacular home is the dream home youâ€™ve been waiting for.

Donâ€™t miss your chance to own a piece of history with all the comforts of todayâ€”schedule your tour now! Sellers offering a one-year home warranty at closing.

Built in 1900

Essential Information

MLS® #	PAMC2150402
Price	\$675,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,761
Acres	0.24
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	401 Highland Ave
Area	Upper Dublin Twp
Subdivision	AMBLER HOUSE
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	UPPER DUBLIN TWP
Zip Code	19002

Amenities

Amenities	Carpet, Ceiling Fan(s), Central Vacuum, Crown Moldings, Exposed Beams, Recessed Lighting, Bathroom - Stall Shower, Bathroom - Tub Shower, Upgraded Countertops, Wood Floors
Parking	Concrete Driveway
# of Garages	2
Garages	Garage Door Opener

Interior

Appliances	Central Vacuum, Dishwasher, Disposal, Dryer, Freezer, Oven/Range - Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Dispenser, Water Heater
Heating	Forced Air
Cooling	Central A/C

Has Basement	Yes
Basement	Full, Outside Entrance, Unfinished
Stories	3

Exterior

Exterior	Stone
Exterior Features	Extensive Hardscape,Deck(s),Patio(s),Fully
Lot Description	Corner, Front Yard, Landscaping, Level, Pond, SideYard(s)
Roof	Shingle
Construction	Stone
Foundation	Stone

School Information

District	UPPER DUBLIN
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Additional Information

Date Listed	August 11th, 2025
Days on Market	59
Zoning	RESIDENTIAL

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 1st, 2025 at 11:15pm EDT