

\$475,000 - 169 Larrabee Way, ROYERSFORD

MLS® #PAMC2153664

\$475,000

3 Bedroom, 2.50 Bathroom, 2,030 sqft

Residential on 0.02 Acres

EVERLEIGH, ROYERSFORD, PA

Welcome to 169 Larrabee Way, a beautifully maintained, move-in-ready town home, nestled in the highly sought-after Everleigh Community, which is located in the award-winning Spring-Ford School District! Built in 2021, this residence offers 2,030 square feet of thoughtfully designed living space, featuring 3 bedrooms, 2.5 baths, and tasteful owner-added upgrades that bring extra comfort and convenience. Step inside and take the split foyer stairs up to the open-concept main floor, where the kitchen, dining, and living areas flow together seamlessly, ideal for both everyday living and entertaining. The chef's kitchen is complete with granite countertops, natural gas range, a spacious island, breakfast bar seating, and stylish cabinetry. Sliding glass doors lead to a private deck—perfect for morning coffee or evening relaxation. The inviting living area showcases a gas fireplace framed by abundant natural light. A well-placed powder room at the stair landing adds practicality without interrupting the open design. Upstairs, you'll find a full hall bath with tub/shower combo and a convenient laundry closet. The primary suite feels bright and airy with a vaulted ceiling, a custom walk-in closet, and an en-suite bathroom offering dual vanities and a stall shower. Two additional bedrooms complete this level: one with a large window filling the room with sunlight, and another enhanced with a wall of custom closets for exceptional storage. The



finished lower level is designed with today's lifestyle in mind. A dedicated home office area sits alongside a mudroom/storage nook, making it easy to balance work and home life. From here you'll also find the walkout access and the entrance to the oversized two-car garage. This property's location is hard to beat. Just a short walk away, Limerick Community Park offers wide open green space, walking trails, newly installed pickleball courts, and the astounding Manderach Memorial Playground. Downtown Royersford is minutes away, where you'll enjoy local favorites such as Downtown Gastropub, Stickman Brews, and Spring-Ford Diner. For shopping, dining, and entertainment, Philadelphia Premium Outlets and Providence Town Center are only a quick drive. Outdoor enthusiasts will love proximity to the Schuylkill River Trail and Valley Forge National Park, while commuters appreciate easy access to Routes 422, 100, 73 and 29. Schedule a showing today at 169 Larrabee Way and check it out before its gone!

Built in 2021

Essential Information

MLS® #	PAMC2153664
Price	\$475,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	169 Larrabee Way
Area	Limerick Twp (10637)
Subdivision	EVERLEIGH
City	ROYERSFORD
County	MONTGOMERY-PA
State	PA
Municipality	LIMERICK TWP
Zip Code	19468

Amenities

# of Garages	2
Garages	Basement Garage

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Foundation	Concrete Perimeter

School Information

District	SPRING-FORD AREA
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Additional Information

Date Listed	September 16th, 2025
Days on Market	42
Zoning	RESIDENTIAL

Listing Details

Listing Office	Iron Valley Real Estate Exton
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