

\$815,000 - 21 Roy Ln, HUNTINGDON VALLEY

MLS® #PAMC2154888

\$815,000

5 Bedroom, 2.50 Bathroom, 2,784 sqft

Residential on 0.21 Acres

ALBIDALE II, HUNTINGDON VALLEY, PA

Welcome to a fabulous prime location colonial house nestled in the highly desirable neighborhood of Huntingdon Valley within the award-winning Lower Moreland school district. Great curb appeal! Walk into a beautiful tiled vaulted ceiling center hall with a powder room, living room with hardwood floor, formal dining room, fireside family room with hardwood floor & o/e to patio, laundry room, kitchen is a "cook delight" with beautiful cabinetry, stainless steel appliances, hardwood floor, breakfast room and exit to another patio! half bathroom and laundry area complete the main floor. Access to detached two- car garage from main floor. 2nd floor boasts a huge master suite with TWO walk-in closets, spacious renovated bathroom .All the three additional bedrooms are quite large in size and have great closet space with ceiling fans. A convenient hall bathroom completes 2nd floor. Lower level is finished with oversized basement that includes an office, huge bedroom, media room and lots of storage! Home features New roof (2024), Newer HVAC system (2023) and a Two-car garage + long driveway parking! Relax on your patios & enjoy the wonderful views. Enjoy the charm and tranquility of Suburban living while remaining close to shopping, dining, and local parks. Also, easy commute to Major roads and highways. Schedule your appointment today!

Built in 1985

Essential Information



MLS® #	PAMC2154888
Price	\$815,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,784
Acres	0.21
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	21 Roy Ln
Area	Lower Moreland Twp (10641)
Subdivision	ALBIDALE II
City	HUNTINGDON VALLEY
County	MONTGOMERY-PA
State	PA
Municipality	LOWER MORELAND TWP
Zip Code	19006

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Formal/Separate Dining Room, Walk-in Closet(s), Store/Office, Skylight(s)
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access

Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Heated, Interior Access, Sump Pump
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Windows	Bay/Bow
Foundation	Other

School Information

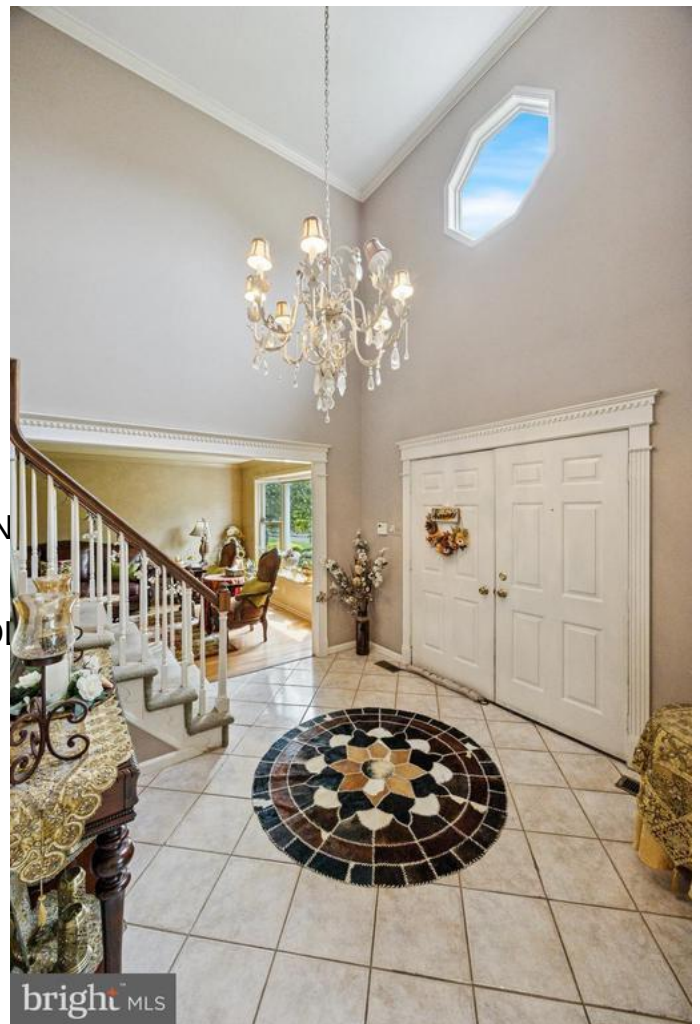
District	LOWER MORELAND TOWN
Elementary	PINE ROAD
Middle	MURRAY AVENUE SCHOOL
High	LOWER MORELAND

Additional Information

Date Listed	September 17th, 2025
Days on Market	35
Zoning	M

Listing Details

Listing Office	Exceed Realty
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