

\$600,000 - 117 Gillin Rd, AMBLER

MLS® #PAMC2155402

\$600,000

3 Bedroom, 2.00 Bathroom, 1,789 sqft

Residential on 0.25 Acres

MERCER HILL VIL, AMBLER, PA

Welcome to this charming split-level single-family home located just minutes from the vibrant Borough of Ambler. Featuring 3 spacious bedrooms and 2 baths, this home offers a functional layout perfect for everyday living. A bright living room flows into the dining area, while the large family room provides a cozy space to relax or entertain. Step outside to the expansive rear deck, ideal for summer barbecues and gatherings.

Thoughtful updates provide peace of mind, including a new roof (2015), new furnace and heating system (2021), replacement windows, updated plumbing lines, and a propane generator. The home also benefits from improved drainage and grading, ensuring a solid foundation for years to come.

Set on a quiet residential street, this property combines comfort and convenience with close proximity to major roadways, regional rail, shopping, dining, and parks. Located in the highly regarded Wissahickon School District, 117 Gillin Road is ready for its next chapter—schedule your showing today!

Built in 1955

Essential Information

MLS® # PAMC2155402

Price \$600,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,789
Acres	0.25
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active Under Contract

Community Information

Address	117 Gillin Rd
Area	Whitpain Twp (10666)
Subdivision	MERCER HILL VIL
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	WHITPAIN TWP
Zip Code	19002

Amenities

Amenities	Attic, Stall Shower, Tub Shower, Carpet
Parking	Asphalt Driveway
# of Garages	2
Garages	Inside Access, Garage - Front Entry

Interior

Interior Features	Floor Plan-Traditional
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	3
Stories	3

Exterior

Roof	Architectural Shingle
Foundation	Block

School Information

District WISSAHICKON

Additional Information

Date Listed September 19th, 2025
Days on Market 16
Zoning RESIDENTIAL

Listing Details

Listing Office Dan Helwig Inc

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