

# \$289,999 - 2202 N Bouvier St, PHILADELPHIA

MLS® #PAPH2468606

**\$289,999**

6 Bedroom, 3.00 Bathroom, 2,450 sqft

Residential on 0.02 Acres

TEMPLE UNIVERSITY, PHILADELPHIA, PA

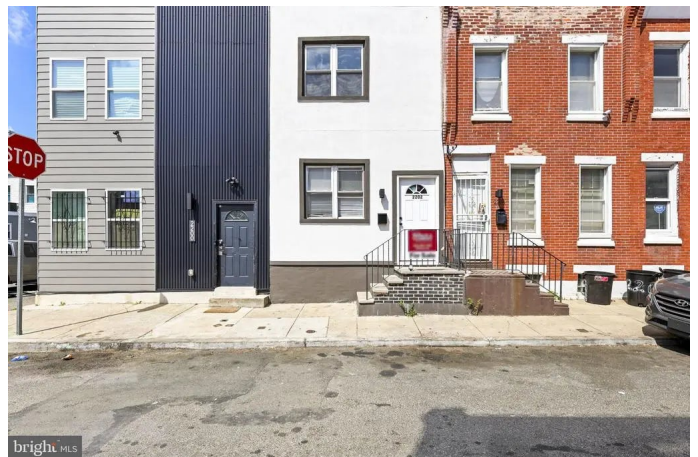
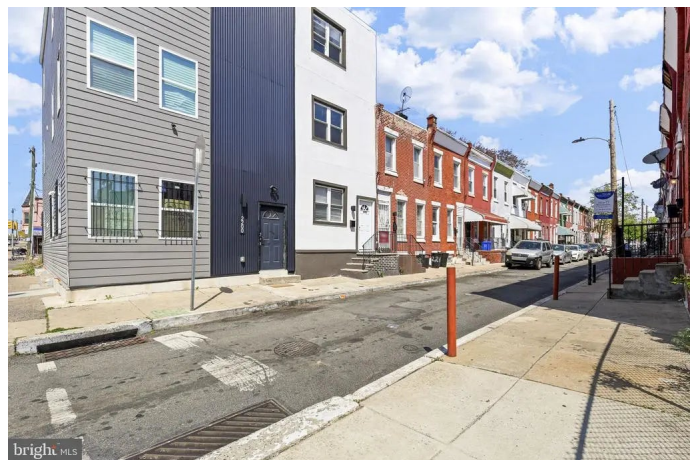
Move in ready large 3 story home located in close proximity to Temple University. Upon entry to the first floor, you ll find an open floorplan design with living space and wraparound kitchen with bar seating, soft-close shaker cabinetry, Calacatta quartz countertops, stainless steel appliance package, and more. In the rear, you ll find a nicely sized ground level bedroom and full bathroom with shower. The next level features 2 bedrooms, large bathroom with tub, and a dedicated laundry closet - machines included. On the top level, you ll discover 3 additional bedrooms and a full bathroom with shower. All bathrooms feature slate gray floor tile, subway tiled shower/tub walls, and modern vanities & hardware. . A full height, clean unfinished basement houses newer mechanical systems - high efficiency heating & AC system, 80 gallon water heater, and 200AMP electrical service with new panel. Perfect for a student rental or a large family. There is a 10 year rehabilitation tax abatement has 5 Years remaining. Buyer s must exercise their own due diligence. Property is currently vacant and ready to show on lockbox. This will be an AS-IS sale.

Built in 1915

## Essential Information

MLS® # PAPH2468606

Price \$289,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,450                  |
| Acres          | 0.02                   |
| Year Built     | 1915                   |
| Type           | Residential            |
| Sub-Type       | Interior Row/Townhouse |
| Style          | Contemporary           |
| Status         | Active                 |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 2202 N Bouvier St |
| Area         | 19132             |
| Subdivision  | TEMPLE UNIVERSITY |
| City         | PHILADELPHIA      |
| County       | PHILADELPHIA-PA   |
| State        | PA                |
| Municipality | PHILADELPHIA      |
| Zip Code     | 19132             |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Floor Plan - Open          |
| Appliances        | Stainless Steel Appliances |
| Heating           | Heat Pump(s)               |
| Cooling           | Central A/C                |
| Has Basement      | Yes                        |
| Basement          | Other                      |
| Stories           | 3                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Rear,Wood           |
| Roof              | Rubber              |
| Construction      | Masonry             |
| Foundation        | Stone, Brick/Mortar |

### School Information

|          |                   |
|----------|-------------------|
| District | PHILADELPHIA CITY |
|----------|-------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 202              |
| Zoning         | RSA5             |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | David DePaola and Company Real Estate |
|----------------|---------------------------------------|

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 31st, 2025 at 7:00pm EDT