

\$600,000 - 914 Spruce St #9, PHILADELPHIA

MLS® #PAPH2475494

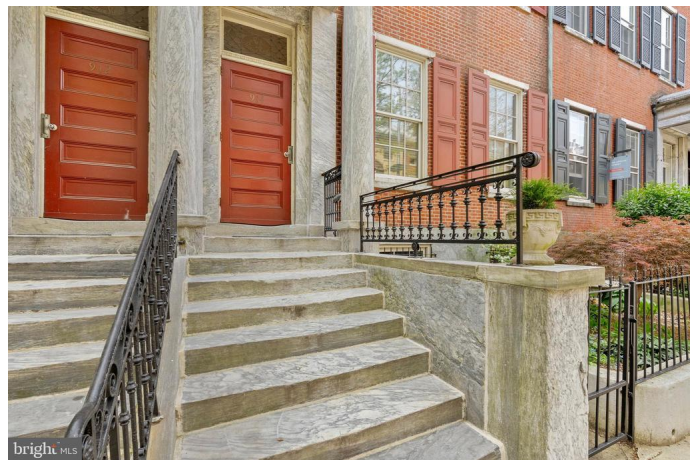
\$600,000

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

WASHINGTON SQ WEST, PHILADELPHIA, PA

Located in a pridefully preserved condo building along the tree-lined Portico Row block of Washington Sq West, 914 Spruce St #9 is a large, extra-wide unit offering 2 bedrooms, 2 bathrooms, in-unit laundry, and a dedicated parking spot right out back. Out front, the property displays classic Philly architecture with a towering red brick facade, a vibrant garden, a marble portico, and a secure entry. Inside the unit, you're welcomed by a foyer with a deep storage closet. Beautifully aged hardwood floors extend into the expansive main living space that boasts soaring ceilings, a pair of tall windows, and a fireplace. There's plenty of room for hanging out and entertaining. The updated kitchen has generous cabinetry, granite counters, and a full suite of stainless steel appliances, including a dishwasher and convection oven. Down the hall is a bright and airy primary bedroom suite with more picturesque windows, a walk-in closet, and an attached full bathroom with bidet. Completing the unit is a second bedroom with a custom closet, another full bathroom, and a laundry closet. Additional highlights include a parking spot that's accessed from the rear of the building, central a/c, electric heat, and electric hot water. 914 Spruce St's sought-after location earns a Walk Score of 95! It's only a few blocks from Center City, yet it has a small community feel. Local favorites like Habitat Coffee House, and Kanella Grill are just steps away. Nearby 13th



Street, known as Philly's restaurant row, features beloved spots including Little Nonna's, Vetri Cucina, Green Eggs Cafe, and Flambo. Enjoy sprawling green space at idyllic Washington Square Park, or stay active at Seger Park with its tennis court, dog park, and playground. A stroll down 9th leads to vibrant South Street, home to markets, shops, and eateries like Whole Foods and ACME. With Jefferson and Pennsylvania Hospitals within walking distance and a direct bus line to the University of Penn right on the corner, convenience is at your doorstep. Schedule your tour today!

Built in 1831

Essential Information

MLS® #	PAPH2475494
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.00
Year Built	1831
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Condo/Unit
Status	Active

Community Information

Address	914 Spruce St #9
Area	19107
Subdivision	WASHINGTON SQ WEST
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Parking Spaces	1
Parking	Assigned, Prk Space Cnvys, Paved Parking, Private

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
----------	-------------------------------------

Additional Information

Date Listed	April 28th, 2025
Days on Market	176
Zoning	RM1

Listing Details

Listing Office	KW Empower
----------------	------------

© 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 20th, 2025 at 11:45am EDT