

\$621,500 - 2306 Alter St, PHILADELPHIA

MLS® #PAPH2494762

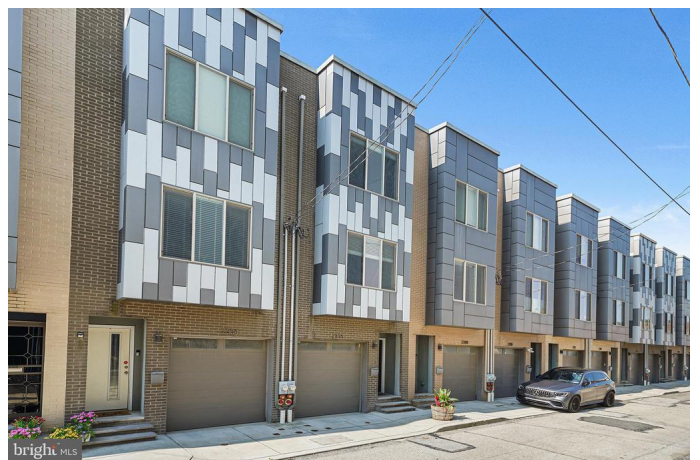
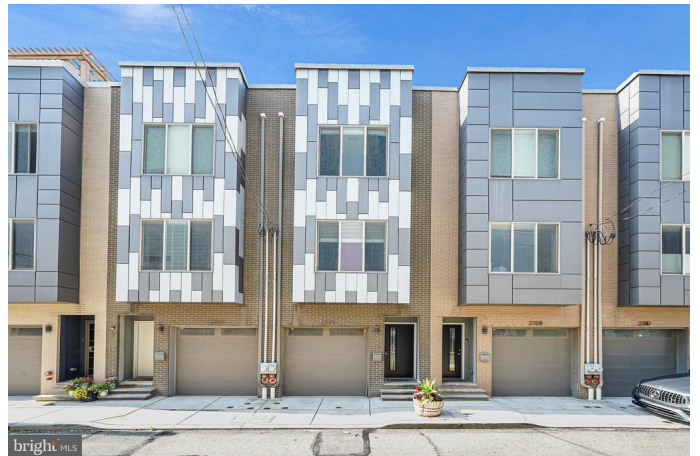
\$621,500

4 Bedroom, 4.00 Bathroom, 2,014 sqft

Residential on 0.02 Acres

POINT BREEZE, PHILADELPHIA, PA

Welcome to 2306 Alter Street, a modern and well-kept four bedroom, four bathroom home with garage parking and over 2,000 square feet of smartly designed living space conveniently located in the Northern section of Point Breeze. When you enter this home, you are greeted by a recessed entryway complete with a coat closet. On this first level there is a full bathroom with a glass-door walk-in shower, a spacious bedroom with a row of closets and access to ground floor patio space. This bedroom offers great flexibility as it could easily function as a home office or an in-law suite. Upstairs, youâ€™ll find an open concept kitchen, dining and living area absolutely flooded with natural light from an oversized front window. The kitchen is an ideal design with ample cabinet space, including a seamlessly built-in oversized pantry cabinet. The kitchen features a large island with cool gray cabinets and a white quartz countertop that not only provides a stunning design accent but also offers plenty of space for meal preparation and countertop dining. The kitchen has stainless steel appliances including a gas stove with hood, counter-depth refrigerator, dishwasher, built-in microwave and wine fridge. There is a sliding glass door off of the kitchen that provides access to a rear balcony that is perfect for summertime grilling. The living area itself easily fits large-scale furniture and is prewired for a wall mounted television. Dark toned solid hardwood floors flow throughout this home. The third floor of this



home features the primary bedroom with an en suite bathroom, a guest bedroom and full guest bathroom with a tub. The primary bedroom has a full wall of closets, and the adjoining bathroom features an over-sized walk-in shower with neutral tile and custom glass shower door plus a floating double vanity for storage. A rarely found additional living space connected to a good-size roof deck is located on the fourth floor of this home. This roof deck adjacent living area has ample space making it the perfect alternative location for a primary bedroom. There is already a wet bar with sink and wine fridge installed in the space that could function as a coffee station should you opt to use this space as a bedroom. Downstairs, the finished basement of this home has refreshingly high ceilings, a full bathroom with another walk-in shower and a laundry room with extra space for storage. The finished area of the basement works as a second indoor living room space, a gym area or could even be utilized as an alternative location for yet another bedroom if so desired. This home combines functionality and thoughtful, versatile design that perfectly complement the urban lifestyle in a sought-after location less than a block over Washington Avenue in Northern Point Breeze and a short walk to neighborhood favorite businesses including Dock Street South, Breezyâ€™s Deli, Small Oven Pastry Shop, Tuck & Barre Yoga and the new Aldi. Located in the Edwin M. Stanton Elementary School catchment.

Built in 2015

Essential Information

MLS® #	PAPH2494762
Price	\$621,500
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,014
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	2306 Alter St
Area	19146
Subdivision	POINT BREEZE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

Amenities	Entry Lvl BR
# of Garages	1
Garages	Garage - Front Entry, Inside Access

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Sump Pump, Windows
# of Stories	3
Stories	3.5

Exterior

Exterior	Brick Front
Foundation	Concrete Perimeter

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Elementary STANTON EDWIN

Additional Information

Date Listed July 28th, 2025
Days on Market 91
Zoning ICMX

Listing Details

Listing Office Compass RE

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Listing information last updated on October 26th, 2025 at 9:30pm EDT