# \$500,000 - 3839 Ridge Ave, PHILADELPHIA

MLS® #PAPH2509410

## \$500,000

4 Bedroom, 3.50 Bathroom, 2,617 sqft Residential on 0.02 Acres

### EAST FALLS, PHILADELPHIA, PA

It's real â€" now through September 18th, all homes at Laurel Ridge are fully loaded for just \$450,000. Once the final model unit is sold, prices will rise based on demand.

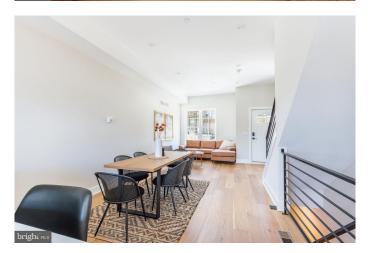
Laurel Ridge Estates offers 21 thoughtfully designed townhomes along the scenic Schuylkill River, just moments from the vibrant energy of East Falls. Ridge Avenue addresses will be deliverable by early 2026 or sooner, while Phase II on 35th Street will be available for move-in during the second half of 2026.

These homes are built for modern living, with smart layouts and features that make everyday life easier â€" including a dual-purpose pantry and coat closet, open-concept living with a bright kitchen that flows seamlessly into the dining and living areas, and plenty of space for entertaining. Each home includes a private second-floor home office, a finished basement that can serve as a rec room, guest space, or home gym, and a green roof with views of the city and surrounding riverfront. Thoughtful details such as ensuite bathrooms, garage parking, walk-out basements, and generous storage make these homes a practical and stylish choice.

Financially, Laurel Ridge is designed with value in mind. A 10-year tax abatement keeps annual taxes under \$500, no HOA fees are due until the development is 50% occupied, and dual-zoned HVAC systems add comfort







and efficiency. Buyers can also access location-based grants and loans with no income restrictions. With as little as three percent down, no PMI, reduced interest rates, and \$4,000 to \$10,000 in grants, these homes are within reach, with payments starting as low as \$2,800 per month.

Nestled in the charming Paradise neighborhood, Laurel Ridge places you steps from local favorites like Thunder Mug Café, Boutique Café's famous pancakes, and East Falls dining destinations such as In Riva, Le Bus, and Fiorino. Outdoor enthusiasts will love the proximity to Kelly Drive and MLK Drive, perfect for jogging, cycling, and dog walking. Commuting is effortless with quick access to Route 1, I-76, the Pennsylvania Turnpike, and I-95.

Welcome to Laurel Ridge â€" modern, manageable, and made for you, all within the classic charm of a Philadelphia townhome.

Built in 2025

#### **Essential Information**

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Price \$500,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,617 Acres 0.02

Year Built 2025

Type Residential

Sub-Type Interior Row/Townhouse

Style Straight Thru

Status Active Under Contract

## **Community Information**

Address 3839 Ridge Ave

Area 19132

Subdivision EAST FALLS

City PHILADELPHIA

County PHILADELPHIA-PA

State PA

Municipality PHILADELPHIA

Zip Code 19132

**Amenities** 

# of Garages 1

Garages Garage Door Opener, Inside Access, Garage - Rear Entry

View Panoramic, Trees/Woods, Scenic Vista

Interior

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Dishwasher

Heating Zoned, Central

Cooling Central A/C, Zoned

Has Basement Yes

Basement Rear Entrance, Garage Access

# of Stories 3
Stories 3

**Exterior** 

Exterior Features Roof Deck

Lot Description Bcks-Opn Comm

Foundation Slab

**School Information** 

District THE SCHOOL DISTRICT OF PHILADELPHIA

**Additional Information** 

Date Listed June 25th, 2025

Days on Market 35

Zoning RESIDENTIAL

**Listing Details** 

Listing Office Elfant Wissahickon Realtors

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