

\$450,000 - 3845 Ridge Ave, PHILADELPHIA

MLS® #PAPH2509424

\$450,000

4 Bedroom, 3.50 Bathroom, 2,617 sqft

Residential on 0.02 Acres

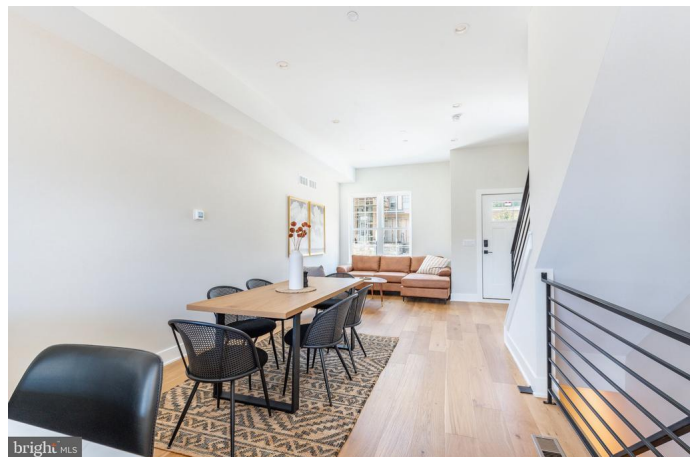
EAST FALLS, PHILADELPHIA, PA

It's real 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 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 Caf  , Boutique Caf  ’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 – modern, manageable, and made for you, all within the classic charm of a Philadelphia townhome.

Built in 2025

Essential Information

MLS� #	PAPH2509424
Price	\$450,000
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

Community Information

Address	3845 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
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Additional Information

Date Listed	June 25th, 2025
Days on Market	123
Zoning	RESIDENTIAL

Listing Details

Listing Office	Elfant Wissahickon Realtors
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Listing information last updated on October 25th, 2025 at 5:30am EDT