

\$480,000 - 3849 Ridge Ave, PHILADELPHIA

MLS® #PAPH2509438

\$480,000

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

EAST FALLS, PHILADELPHIA, PA

Thoughtfully Designed Townhomes for
Everyday Living.

Welcome to a new kind of homeownership where modern style meets practical comfort. Laurel Ridge Estates will feature 21 thoughtfully designed townhomes perfectly positioned along the scenic Schuylkill River and just moments from the vibrant energy of East Falls all made for real life.

Located along Ridge Avenue, two homes are already complete, with four more available for delivery in 60-90 days, and two additional homes currently at the foundation stage. The longer you can wait for delivery, the better the pricing opportunity. Phase II, located along 35th Street, is expected to be ready in 2026. These homes offer the space, layout, and features today's buyers actually need like a dual-purpose pantry/coat closet that just makes sense.

Enjoy open-concept living with a bright kitchen that flows seamlessly into the main living and dining area perfect for casual meals and entertaining friends. Each home includes a private home office on the second floor, a finished basement that can serve as a rec room, guest space, or home gym, and green roof access with views of the city and surrounding green spaces. Thoughtful layouts include ensuite bathrooms, garage parking, walk-out basements, and generous storage



that make these homes a smart choice for buyers seeking comfort, functionality, and value.

With a tax abatement keeping annual taxes under \$500 for 10 years, no HOA fees due until the development is 50% occupied, dual zoned HVAC, and access to location-based grants and loans with no income restrictions, Laurel Ridge is an affordable, value-driven choice for smart buyers.

Designed by the acclaimed Canno Design and developed by Argo Property Group, each residence is a blend of sophistication and everyday ease. Buyers can choose a quick move-in home with elevated, designer-curated finishes or customize their own dream space in one of these stunning four-bedroom, three-and-a-half-bathroom homes.

Nestled in the charming Paradise neighborhood, you're steps from local favorites like Thunder Mug Caf  , Boutique Caf  's famous pancakes, and East Falls culinary gems like In Riva, Le Bus, and the beloved Italian hideaway Fiorino.

Enjoy a lifestyle of convenience and connection, with easy access to East Falls, Manayunk, and Center City. Outdoor lovers will appreciate the proximity to Kelly Drive and MLK Drive â ideal for joggers, cyclists, and dog walkers. Commuting is a breeze with nearby access to Route 1, I-76, the Pennsylvania Turnpike, and I-95.

Welcome to your next chapter at Laurel Ridge. Modern. Manageable. Made for you. All within the classic charm of a Philadelphia townhome.

Built in 2025

Essential Information

MLS® #	PAPH2509438
Price	\$480,000
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	3849 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	88
Zoning	RESIDENTIAL

Listing Details

Listing Office	Elfant Wissahickon Realtors
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