

\$294,000 - 783 N 44th St, PHILADELPHIA

MLS® #PAPH2536496

\$294,000

4 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0.03 Acres

MILL CREEK, PHILADELPHIA, PA

Welcome to 783 N 44th St, renovated in 2019, this duplex features 2 units, both 2 bedroom and 1 bathroom. This property is ideal for investors seeking consistent rental income or for a savvy owner-occupant looking to live in one unit while renting out the other. The first-floor unit offers 2 bedrooms, 1 bathroom, and private backyard access, while the second-floor unit features 2 bedrooms and 1 bathroom with plenty of natural light. Both units are equipped with in-unit washer/dryers, central A/C, and modern bathroom finishes. The home was completely renovated in 2019 with all new plumbing, electric, and mechanical systems, and each unit is separately metered for convenience. Prior rental history was approximately \$1,300 per unit, showcasing excellent cash flow potential. Located just minutes from University City, Drexel University, U-Penn, and Center City, this property is surrounded by parks, restaurants, and public transit options, making it attractive to students, professionals, and families alike. Move-in ready and packed with upgrades, 783 N 44th St is a fantastic opportunity to expand your investment portfolio or enjoy a home with built-in rental income.

Built in 1925

Essential Information

MLS® # PAPH2536496

Price \$294,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,420
Acres	0.03
Year Built	1925
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	783 N 44th St
Area	19104
Subdivision	MILL CREEK
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19104

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
# of Stories	2
Stories	2

Exterior

Exterior	Brick
Construction	Brick, Masonry
Foundation	Concrete Perimeter

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	September 10th, 2025
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Days on Market	51
Zoning	RSA5

Listing Details

Listing Office	BHHS Fox & Roach-Center City Walnut
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