

\$650,000 - 2301 Cherry St #5/6f, PHILADELPHIA

MLS® #PAPH2540816

\$650,000

4 Bedroom, 3.50 Bathroom, 2,540 sqft

Residential on 0.00 Acres

LOGAN SQUARE, PHILADELPHIA, PA

Bring your vision to this expansive 2,500 sq. ft. space in the Rivers Edge Condominium located in Logan Square. Units 5F and 6F combined offer a rare chance to create a large home entirely your own. With generous proportions and abundant natural light, the 4-level space is a flexible canvas waiting to become your dream home. Opportunity to design a chef's kitchen, spa-inspired baths, and sweeping living and entertaining areas that reflect your personal style. Currently configured with 4 bedrooms, 3.5 bathrooms, with 2 balconies and 2 parking spaces, these combined units are priced to allow the new owner to customize everything.

Opportunities of this size and pricing don't come along often. For buyers who want to create something truly special, this residence is the perfect foundation to bring your dream home to life.

Rivers Edge is a boutique condominium building adjacent to the Schuylkill Trail with a 24-hour doorman, assigned indoor parking, and shared access to a roof deck with endless 360-degree views! Spectacular during fireworks or drone shows! If you work in the city or want to take advantage of all the city offers, this home is ideal for you. The tranquil, off-the-beaten-path location is only a short walk to Center City, Market Street business district, Rittenhouse, Suburban Station, Amtrak's 30th Street Station, University City (University of Pennsylvania and Drexel University), and the Art Museum and the new



Calder Museum. Giant supermarket and Starbucks right next door, Whole Foods and Trader Joe's are a few blocks away. Drive out of your parking spot (private EV charger installation capable) and easily get onto all major highways, including 76, 676, and 95, within minutes. PET-FRIENDLY. New Pilate Studio is located on the street level.. Located in the Albert Greenfield Elementary School catchment.

The homeowners' association declared a \$179,807 special assessment for the upcoming Faade and Window Replacement project, scheduled to begin in 2026. Seller has paid the first installment of \$89,903.. The balance of \$89,903 can be financed over 15 years or paid in full at closing.

Note: 5F (mls PAPH2540826) and 6F (mls PAPH2590824) are available to purchase separately.

Built in 1980

Essential Information

MLS® #	PAPH2540816
Price	\$650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,540
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Bilevel, Split Level, Contemporary
Status	Active

Community Information

Address	2301 Cherry St #5/6f
Area	19103

Subdivision	LOGAN SQUARE
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19103

Amenities

# of Garages	2
Garages	Covered Parking, Garage - Front Entry, Garage Door Opener, Inside Access

Interior

Heating	90% Forced Air, Forced Air, Heat Pump - Electric BackUp, Zoned
Cooling	Multi Units, Zoned, Central A/C
# of Stories	4
Stories	4

School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	September 25th, 2025
Days on Market	25
Zoning	RMX3

Listing Details

Listing Office	KW Empower
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