

\$299,900 - 174-76 Lauriston St, PHILADELPHIA

MLS® #PAPH2542244

\$299,900

3 Bedroom, 1.00 Bathroom, 1,360 sqft
Residential on 0.08 Acres

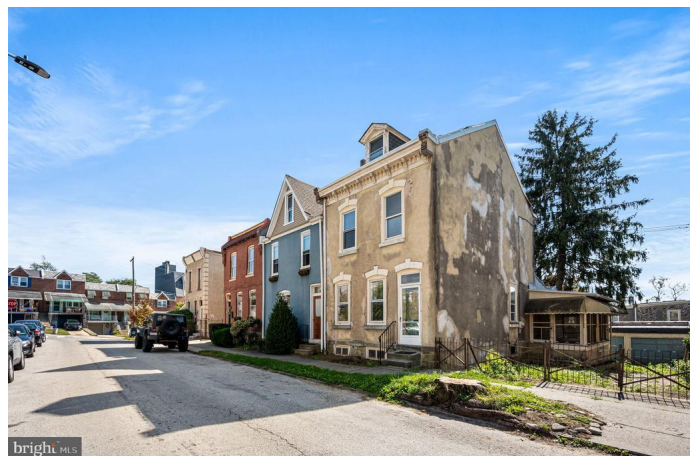
PHILADELPHIA, PHILADELPHIA, PA

Looking for a project with big upside?
Welcome to 174-76 Lauriston, a rare double-lot, end-of-row home with a driveway, yard, and detached garage - all just steps away from the famous "100 Steps" connecting Roxborough to the buzz of Manayunk.

Inside, you'll find a living room, dining room, and eat-in kitchen with an extra breakfast room ready for morning coffee or a sunny workspace. Upstairs, there are two bedrooms and a full bath, while the third floor features a spacious loft-style bedroom that could easily become a primary suite, studio, or playroom.

This isn't a light weekend project - the home needs a lot of sweat equity to restore it to its former glory. But for those ready to roll up their sleeves, the reward is a property with rare outdoor space, off-street parking, and an unbeatable location.

Homes with this kind of lot size, garage, and proximity to the 100 Steps don't come around often in Roxborough. Bring your vision (and maybe a good hammer) - the potential here is worth every ounce of effort. Property to be sold in as-is, where-is condition. Buyer responsible for U & O. Please note that this property is subject to an Act 135 Conservatorship. The Act authorizes the use of the conservatorship process to combat



blight with the ultimate goal of revitalizing the surrounding community. All sales are subject to Court approval. The Buyers cannot purchase and "sit" on this property. The whole purpose of the conservatorship law is to correct blighted properties, the Buyer has to be prepared to promptly start repairs and improvements. More information about the Act 135 process and requirements can be provided.

Built in 1930

Essential Information

MLS® #	PAPH2542244
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,360
Acres	0.08
Year Built	1930
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Traditional
Status	Active

Community Information

Address	174-76 Lauriston St
Area	19128
Subdivision	PHILADELPHIA
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19128

Amenities

# of Garages	1
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Garages	Garage - Front Entry
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Interior

Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Unfinished
# of Stories	1
Stories	1 Story

Exterior

Foundation	Stone
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School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	October 7th, 2025
Days on Market	18
Zoning	RSA5

Listing Details

Listing Office	Keller Williams Main Line
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