

\$689,000 - 4225 Regent Sq, PHILADELPHIA

MLS® #PAPH2544700

\$689,000

5 Bedroom, 2.00 Bathroom, 1,710 sqft
Residential on 0.03 Acres

UNIVERSITY CITY, PHILADELPHIA, PA

This 3-story, 1710 s.f. townhouse is in the middle of one of the very best West Philly blocks: tiny one-way, one block long, Regent Square in the Spruce Hill neighborhood of University City. Open front porches, friendly neighbors and a sheltering canopy of street trees add to the charm of this intact street of Queen Anne homes dating from 1886, now protected from redevelopment by their inclusion in the Southeast Spruce Hill Philadelphia Historic District. 4225 has been rehabbed & updated over the years and features a contemporary open first floor plan with living room, dining room, kitchen & laundry. Looking west from the front porch, you can see 9-acre Clark Park at the corner with play areas for young children just across 43rd Street. There's also a super-long yard out back - the lot size is 16' x 90'. The 2nd floor has 3 bedrooms with original wide-pine flooring plus a modern tiled bath. The 3rd floor has two more bedrooms with pine floors and a similar tiled bath. There's a 96% efficient HVAC system. The next owner will likely want to design a new kitchen, perhaps opening up the back of the house more directly to the yard. There are so many possibilities. Check out the neighbors' houses for ideas. Regent Square is in the catchment area for the highly-regarded Penn Alexander public grade school, although location does not guarantee admittance. Trolley lines one block away on both Chester and Woodland Aves. provide excellent public transportation;



itâ€™s about a 13-minute trip to center city, with stops at the campuses of UPenn & Drexel and the 30th St. transportation hub along the way. Local restaurants and shops are on Baltimore Avenue, just two blocks north.

Built in 1886

Essential Information

MLS® #	PAPH2544700
Price	\$689,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,710
Acres	0.03
Year Built	1886
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Victorian, Contemporary
Status	Active

Community Information

Address	4225 Regent Sq
Area	19104
Subdivision	UNIVERSITY CITY
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19104

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	3
Stories	3

Exterior

Foundation Stone

School Information

District PHILADELPHIA CITY

Additional Information

Date Listed October 10th, 2025

Days on Market 18

Zoning RSA5

Listing Details

Listing Office Compass RE

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