

\$309,000 - 2817 S Alder St, PHILADELPHIA

MLS® #PAPH2546622

\$309,000

2 Bedroom, 1.50 Bathroom, 1,104 sqft

Residential on 0.00 Acres

MARCONI PARK EAST, PHILADELPHIA, PA

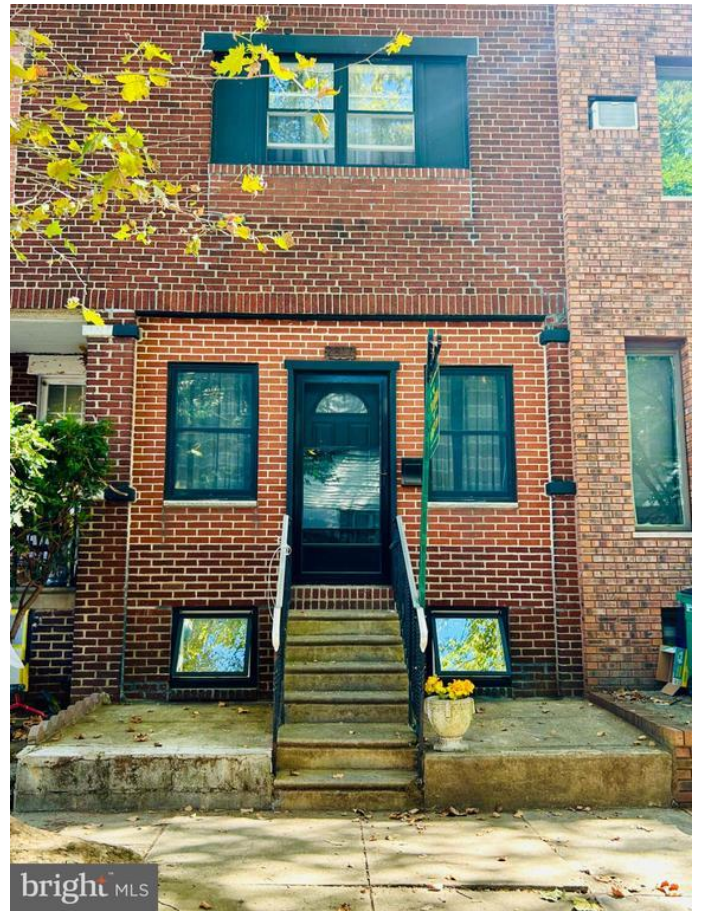
Charming 2-Bedroom Home in the Heart of South Philly's Stadium District!

Welcome to this well-maintained 2-bedroom, 1.5-bath home nestled in the vibrant Stadium District of South Philadelphia. Step inside to find a spacious layout featuring a large eat-in kitchen—perfect for cooking and entertaining. The bright and airy living spaces are kept comfortable year-round with efficient split system cooling and classic radiator heat.

Enjoy outdoor living on the private rear deck with a stunning view overlooking Citizens Bank Park—ideal for summer evenings and game day fun! The roof comes with a 2-year warranty, offering peace of mind for years to come.

This home is perfectly situated within walking distance to the Sports & Entertainment Complex, Marconi Plaza, and the shopping and dining options along Oregon Avenue. Commuters will appreciate quick access to I-76, I-95, and the Broad Street Subway Line.

Exciting things are coming to Philadelphia in 2026! The city will be hosting FIFA World Cup matches and the MLB All-Star Game—with both events happening just steps from your front door. Whether you're a sports enthusiast, a savvy investor, or simply want to be in the middle of the action, this location offers a once-in-a-generation opportunity to be part of



a historic year in Philly.

Whether you’re a first-time buyer or looking to invest in a rapidly growing location, this South Philly gem is a must-see!

Built in 1940

Essential Information

MLS® #	PAPH2546622
Price	\$309,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1940
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	2817 S Alder St
Area	19148
Subdivision	MARCONI PARK EAST
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19148

Amenities

Amenities	Recessed Lighting, Crown M
Utilities	Natural Gas Available, Electr

Interior

Interior Features	Floor Plan-Open
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Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Exhaust Fan, Refrigerator, Stove, Washer, Water Heater
Heating	Radiator
Cooling	Ductless/Mini-Split, Ceiling Fan(s)
Has Basement	Yes
Basement	Fully Finished
# of Stories	2
Stories	2 Story

Exterior

Roof	Flat
Foundation	Permanent, Concrete Perimeter

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	October 9th, 2025
Days on Market	18
Zoning	RSA5

Listing Details

Listing Office	PA RealtyWorks LLC
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Listing information last updated on October 26th, 2025 at 7:15pm EDT