



2117 N FRANKLIN STREET

2117 N FRANKLIN ST, PHILADELPHIA, PA 19122

\$294,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Priced to sell and ready for its next chapter, this beautifully updated 4-bedroom, 2-bathroom residence sits perfectly between Fishtown and Temple University. This is an exceptional opportunity to own a thoughtfully renovated home in one of Philadelphia's most sought-after corridors at an unbeatable value. Brand-new flooring runs throughout the main level, which features a full kitchen, a first-floor laundry hookup, and a full bathroom, a rare and convenient find. Step outside to your own private outdoor space with new wood fencing, perfect for relaxing or entertaining.

**Heating - Fuel Type: Gas,
Sewer: Public,
Cooling: Central A/C,
Heating Type: Forced Air,
Water: City Water**

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Upstairs, the second floor offers a spacious primary suite with a generous bedroom, closet, and another bedroom with an en suite bathroom. The third level hosts two additional bedrooms, each with their own closets. Central air conditioning runs throughout the entire home, keeping every level comfortable year-round. The home is equipped with an active Alert 360 alarm system with an existing panel in place. The seller can provide a contact to schedule a window sensor upgrade, giving the new owner the option to bring the full home under alarm coverage with ease. This move-in ready home is priced aggressively and will not last. Whether you are a first-time buyer, an investor, or simply looking for the right home at the right price, this one checks every box.



