

# **\$550,000 - 1416 Edge Hill Rd, ABINGTON**

MLS® #PAMC2072272

---

## **\$550,000**

4 Bedroom, 2.00 Bathroom, 2,243 sqft  
Residential on 0 Acres

NONE AVAILABLE, ABINGTON, PA

Offer deadline set for Monday (5/22) by 12 noon. Introducing this lovingly maintained, cape cod located in Abington School District across from Highland Elementary. A fenced-in, corner lot of just under half an acre is set-back from the street providing all the privacy one could hope for. Through the front gate, the walkway leads you to a lovely front porch with a pergola. Upon entry, you are welcomed into the spacious living room with custom built-ins, wood-burning fireplace, and french doors leading to the dining room. There are hardwood floors throughout the main level which consists of three bedrooms, a full bathroom, dining room and kitchen. The natural lighting throughout the dining room and kitchen is provided by two large windows, and a skylight in the kitchen above the eat-in area. Off the kitchen is a covered deck, perfect for dining in the spring and summer months! The kitchen contains a plethora of cabinetry, movable island, granite counter tops and touch activation faucet. The stairs to the second floor lead to one of the home's best features; a generous flex space currently being used as a den/office. Also located on the second floor is the abundant primary suite with en-suite bathroom, two walk-in closets, one additional closet, a large built-in cabinet and balcony. The primary bathroom contains a walk-in, glass wall shower with two skylights. The amount of storage in the primary suite is enviable. The two walk-in closets feature custom built-ins, and through to the rear of one



of the closets is an unfinished attic space. The third cedar-lined closet and built-in cabinet have quite a bit of depth to them as well. The balcony overlooks the rear of the home, and is sure to provide a little peace and quiet for your morning cup of coffee. From there, you can see the driveway and brick patio, with an outdoor stone fireplace. The driveway leads to the attached garage with parking for one vehicle and additional storage. Enter the rear of the home through the unfinished basement housing the laundry area with washer and dryer, as well as ample additional storage. There is shelving along one wall, and a work space. Just minutes from the Abington Jefferson Hospital, various shopping and restaurants, this home is in an ideal location. With a lot size larger than most in the immediate area, this home is built for entertaining both indoors and outdoors; perfect for holidays and family gatherings! 1-year home warranty included! Truly a must see!

Built in 1955

**Essential Information**

MLS® #	PAMC2072272
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	0.43
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Closed
Sold Date	July 14th, 2023

**Community Information**

Address	1416 Edge Hill Rd
Area	Abington Twp (10630)
Subdivision	NONE AVAILABLE
City	ABINGTON
County	MONTGOMERY-PA
State	PA
Zip Code	19001

### **Amenities**

Amenities	Built-Ins, CeilingFan(s), Entry Lvl BR, Master Bath(s), Skylight(s), Walk-in Closet(s), Tub Shower, Wood Floors
# of Garages	1
Garages	Additional Storage Area, Covered Parking, Garage - Rear Entry, Garage Door Opener
View	Street

### **Interior**

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Dryer, Microwave, Oven-Double, Oven/Range-Gas, Refrigerator, Washer, Water Heater
Heating	Radiant
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Wood
# of Stories	2
Stories	2 Story

### **Exterior**

Exterior	Frame
Exterior Features	Balcony, Deck(s), Patio, Porch(es), Roof Deck, Picket Fence, Split Rail Fence
Lot Description	Front Yard, Rear Yard, Road Frontage
Windows	Skylights, Bay/Bow
Foundation	Stone

### **School Information**

District	ABINGTON
----------	----------

### **Additional Information**

Zoning

RES

## **Listing Details**

Listing Office

Elfant Wissahickon-Chestnut Hill

© 2024 TREND, All Rights Reserved. Information Deemed Reliable But Not Guaranteed. The data relating to real estate for sale on this website appears in part through the TREND Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which RE/MAX Elite Bucks County Real Estate participates, and is provided by TREND through a licensing agreement. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have sold or are no longer being offered for sale.

Listing information last updated on May 19th, 2024 at 3:16am EDT