



<b>152 Parkhurst Blvd</b> <b>Toronto Ontario M4G 2E7</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$7,292/2025 <b>Sold Date:</b> 10/30/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 6			<b>Sold: \$1,180,000</b> <b>List: \$1,080,000</b>  <b>For: Sale</b> <b>% Dif: 109</b>
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 22.5 x 130 Feet <b>Irreg:</b>	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x4x2nd	<b>Dir/Cross St:</b> Eglinton and Bayview <b>Directions:</b> South of Eglinton, west of Laird Dr

<b>MLS#:</b> C12481269	<b>PIN#:</b> 103850193
<b>Assignment:</b> N	<b>Fractional Ownership:</b> N <b>Vacant Land Condo:</b> N
<b>Legal:</b> PT LT 743 PL 1908 TWP OF YORK; PT LT 744 PL 1908 TWP OF YORK AS IN EY177215; S/T & T/W EY177215; TORONTO , CITY OF TORONTO	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Partially Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1941 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> 2025 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual, Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>	<b>Hydro:</b> <b>Phone:</b> Municipal Sewers Included In None Unknown
---	--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.8	x 10.86	Hardwood Floor	South View	
2	Dining	Main	11.29	x 9.58	Hardwood Floor	Window	
3	Kitchen	Main	15.85	x 7.19			
4	Br	2nd	10.24	x 8.07	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.99	x 8.73	Laminate	Window	Closet
6	Prim Bdrm	2nd	11.19	x 11.06	Hardwood Floor	South View	Closet
7	Other	Bsmt	17.85	x 8.89			
8	Furnace	Bsmt	7.45	x 17.22			

**Client Remks:** Welcome to 152 Parkhurst Blvd., in the Heart of Leaside! Lovingly maintained by the same owner for over five decades, this solid all-brick, 3-bedroom semi-detached home offers an incredible opportunity in one of Toronto's most sought-after neighbourhoods. Nestled on a generous 22.5 x 130 ft lot, this residence showcases the quality craftsmanship and enduring charm of a bygone era - including original hardwood floors, classic mouldings, and a bright, functional layout. While the home has remained largely true to its original character, it has been exceptionally well cared for, reflecting years of pride in ownership. Whether you're looking to update and personalize the existing space or envision a full transformation, the possibilities here are truly exciting. Enjoy the tree-lined streets, top-rated schools, and vibrant community spirit that make Leaside such a special place to call home. Conveniently located near shopping, parks, transit, and all the amenities this coveted neighbourhood offers. A rare opportunity - bring your vision and make this cherished home your own. Roof (2023), Furnace (2022)

**Inclusions:** Fridge, Stove, All ELF

**Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY416-535-8000



<b>256 Airdrie Rd</b>			<b>Sold: \$1,165,000</b>		
<b>Toronto Ontario M4G 1N1</b>			<b>List: \$1,148,000</b>		
Toronto C11 Leaside Toronto					
<b>Taxes:</b> \$7,224.18/2025		<b>For:</b> Sale	<b>% Dif:</b> 101		
<b>Sold Date:</b> 10/04/2025					
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 4			
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 3			
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1			
2-Storey	22.25 x 133 Feet	<b>Washrooms:</b> 2			
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt			
<b>Dir/Cross St:</b> Bayview & Eglinton/South Leaside			<b>Directions:</b> McRae and Airdrie		

<b>MLS#:</b> C12434540	<b>PIN#:</b> 103840184
<b>Legal:</b> PT LT 146 PL 2120 TWP OF YORK; PT LT 147 PL 2120 TWP OF YORK AS IN TB346263; S/T & T/W TB346263; TORONTO , CITY OF TORONTO	


<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b> Mutual	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Mutual	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Year Built:</b> 1920	<b>ProP Feat:</b>	<b>Retirement:</b>
<b>Yr Built Source:</b> Other	<b>Interior Feat:</b> In-Law Capability, Water Heater	<b>HST Applicable to:</b> Included In
<b>Apx Sqft:</b> 700-1100		<b>Sale Price:</b>
<b>Lot Size Source:</b> GeoWarehouse		<b>Farm/Agr:</b>
<b>Roof:</b> Shingles		<b>Oth Struct:</b>
<b>Foundation:</b> Block		<b>Survey Type:</b> None
<b>Assessment:</b> POTL:		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.69	x 5.09	Closet	Hardwood Floor	
2	Kitchen	Main	10.07	x 7.09	Renovated	Hardwood Floor	W/O To Deck
3	Living	Main	13.88	x 10.6	Hardwood Floor	Window	
4	Dining	Main	12.11	x 9.28	Hardwood Floor	Window	
5	Prim Bdrm	2nd	13.88	x 8.79	Hardwood Floor	Double Closet	Window
6	2nd Br	2nd	10.7	x 9.28	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	9.09	x 7.09	Broadloom	Closet	Window
8	Rec	Bsmt	16.11	x 12.99	Finished	Above Grade Window	Closet
9	Br	Bsmt	11.19	x 7.71	Above Grade Window	Double Closet	
10			0	0	Above Grade Window		

**Client Remks:** Welcome to this charming semi-detached home in the heart of South Leaside! Featuring 3+1 bedrooms and 2 bathrooms, this well-maintained property sits on a generous 22.25 x 133 ft lot. The main floor boasts original hardwood floors and an updated galley kitchen that opens up to a sun-filled west-facing backyard perfect for relaxing or entertaining. Whether you're looking to add your personal touch or build your dream home, this is an incredible opportunity in one of Torontos most sought-after neighbourhoods. Fantastic neighbours! Ideally located just steps from Trace Manes Park, Leaside Library, Leaside Arena, and top shopping destinations like Longos and Farm Boy. Enjoy easy access to restaurants, public transit, and a top-tier school district: Rolph Road PS, Bessborough PS, St. Anselm Catholic School, and Leaside High School. Don't miss your chance to live in this vibrant, family-friendly community!

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, all ELFs, all window coverings, broadloom where laid.

**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-487-5131



**244 Donlea Dr**  
**Toronto Ontario M4G 2N2**  
Toronto C11 Leaside Toronto  
**Taxes:** \$7,360.32/2024  
**Sold Date:** 10/21/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$1,365,000**  
**List: \$1,189,880**  
**For:** Sale  
**% Dif:** 115  
**Rms:** 6 + 1  
**Bedrooms:** 3 + 1  
**Washrooms:** 2  
1x3, 1x4  
**Dir/Cross St:** Eglington and Laird  
**Directions:** Eglington and Laird

**MLS#:** C12459646  
**Fractional Ownership:** N  
**Legal:** PT LT 300 PL 1925 TWP OF YORK; PT LT 301 PL 1925 TWP OF YORK AS IN TB923795 T/W & S/T TB923795; CITY OF TORONTO

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Separate Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1947  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete  
**Assessment:** 2025 **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:** Mutual  
**Drive:** Mutual  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, Park, Public Transit, School  
**Interior Feat:** Carpet Free

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to:** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
---	------	-------	-------------	------------	-------------

**Client Remks:** Step into this fabulous Northlea semi, where modern updates meet timeless charm. With over \$\$\$120,000 in upgrades++, this home is sure to impress from the moment you enter. You'll be greeted by bright living spaces featuring a cozy fireplace and brand-new built-ins that perfectly combine style and function. The open-concept gourmet kitchen invites you to entertain with ease, while the gorgeous, sun-filled bedrooms each with a new ceiling fan promise comfort and relaxation. Descend to the fully finished basement with a spa-like upgraded bath, offering a perfect retreat or versatile space for a family room, play area, or guest suite. Every detail has been thoughtfully updated: new windows, fresh paint, custom blinds, new outlets, and refinished floors and stairs make this home move-in ready. Outside, your private backyard oasis awaits, complete with a large deck, plenty of privacy, and a BBQ gas line perfect for summer evenings. The fully insulated garage with heating and air conditioning is ideal for a home office, gym, or studio, while the super-wide mutual drive allows for easy side-by-side parking. All of this sits on a deep 135-ft lot with a charming garden shed, just a 5-minute walk to the subway and TTC, and moments from essential shopping, Northlea P.S., parks, and restaurants. This isn't just a house its a home where every upgrade and detail has been designed for comfort, style, and everyday living.

**Listing Contracted With:** RARE REAL ESTATE416-233-2071



<b>24 Thursfield Cres</b> <b>Toronto Ontario M4G 2N5</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$7,457.92/2024 <b>Sold Date:</b> 07/02/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 6			<b>Sold: \$1,390,000</b> <b>List: \$1,299,000</b>  <b>For:</b> Sale <b>% Dif:</b> 107
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 25 x 120 Feet <b>Irreg:</b>	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Brentcliffe and Eglinton <b>Directions:</b> North of Eglinton, south of Dividale

**MLS#:** C12246185      **PIN#:** 103680020  
**Legal:** PcL 20-2 M585, pt lt 20 n/s

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1948 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> In-Law Capability	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.83	x 10.93	Hardwood Floor	Picture Window	O/Looks Frontyard
2	Dining	Ground	13.75	x 8.86	Hardwood Floor	Bay Window	O/Looks Backyard
3	Kitchen	Ground	11.88	x 8.63	Hardwood Floor	W/O To Deck	O/Looks Garden
4	Prim Bdrm	2nd	12.2	x 8.63	Hardwood Floor	Closet	
5	2nd Br	2nd	11.91	x 10.93	Hardwood Floor	Closet	
6	3rd Br	2nd	9.02	x 8.86	Hardwood Floor	Closet	
7	Family	Bsmt	26.48	x 9.88			
8	Laundry	Bsmt	11.25	x 7.61			

**Client Remks:** Leaside, where urban convenience meets small-town charm, with excellent schools, a vibrant community and great shops and restaurants on Bayview Avenue. Easy access to downtown, major highways, and, coming soon, the Eglinton Crosstown. How about a hike or picnic in Serena Gundy Park or tennis at Trace Manes? If you're looking for a game of baseball, Howard Talbot Park is the place to meet! Don't miss this finely appointed and immaculately maintained home, which has been owned by the same family for many years. Extra-wide paved mutual drive

**Inclusions:** fridge, stove, dishwasher, washer, dryer, gas burner and equipment, central air conditioning, and a new hot water heater.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-699-9292





<b>576 Broadway Ave</b> <b>Toronto Ontario M4G 2S3</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$6,326.79/2025 <b>Sold Date:</b> 11/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 31			<b>Sold: \$1,280,000</b> <b>List: \$1,339,000</b>  <b>For:</b> Sale <b>% Dif:</b> 96
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 22.4 x 125 Feet <b>Irreg:</b>	<b>Rms:</b> 7 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Eglinton Ave E & Laird Dr <b>Directions:</b> Eglinton Ave E & Laird Dr

**MLS#:** C12461572      **PIN#:** 103670100  
**Legal:** PT LT 862 PL 3111 LEASIDE AS IN CA444247; S/T & T/W CA444247; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Electric Car Charger, Hospital, Park, Public Transit, School <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Accessibility:</b> None <b>Feat:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> None <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.6	x 11.42	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Ground	12.76	x 14.44	Hardwood Floor	Combined W/Kitchen	W/O To Deck
3	Kitchen	Ground	12.76	x 14.44	Hardwood Floor	Combined W/Dining	Stainless Steel Appl
4	Prim Bdrm	2nd	9.84	x 12.99	Hardwood Floor	Window	Closet Organizers
5	2nd Br	2nd	12.76	x 8.53	Hardwood Floor	Window	Closet Organizers
6	Family	Bsmt	15.68	x 11.02	Vinyl Floor	Wet Bar	Window
7	Laundry	Bsmt	8.17	x 5.31	Vinyl Floor	Separate Rm	

**Client Remks:** Welcome To This Beautifully Updated Semi-Detached Gem In Historic Leaside Located In One of Toronto's Most Coveted Neighbourhoods. Location Features: Within Top Rated Northlea Elementary & Middle School and Leaside High School Catchments. Steps To Serena Gundy Park, Sunnybrook Park, and the Don Valley Trails For Outdoor Parks & Greenspace. Minutes to Sunnybrook Health Sciences Centre and Other Essential Services. Easy Access To Transit With Steps To Future Laird LRT Station Shortening The Commute Time To Downtown. A Short Drive To The DVP, 404 & 401. Access To Smartcentres Leaside For Grocery & Restuarants. Home Features: Custom Kitchen, Open Concept Living Room, Hardwood Floors Throughout Ground and Second Floor, Smooth Ceilings With Pot Lights Throughout, Tremendous Outdoor Space Offering Both A Deck And Garden Sitting Area, Upgraded 200 Amp Service With EV Charging, Finished Basement With Separate Entrance, Offering Flexibility As A Guest Suite, Recreation Space, Work Space or Potential Rental. Deep 125 Feet Lot Offers Great Opportunity For Future Expansion. 576 Broadway Avenue Offers Move-In-Ready Comfort Today With Room To Grow Tomorrow. Whether You're A Young Family Looking For Top-Tier Schools, A Professional Seeking Urban Convenience, or An Investor Eyeing Future Expansion, This Home Delivers Unmatched Lifestyle And Location Advantages In One of Toronto's Most Established Neighbourhoods. Book Your Showing Today!

**Inclusions:** Cooktop, Built In Oven, Fridge, Dishwasher, Microwave, Hoodfan. Washer & Ventless Dryer on 2nd Level. Washer & Dryer in Basement. Fridge & Built In Microwave in Basement. All Window Coverings. Gas Furnace, A/C Unit. Tesla EV Charger. Detached Garage Sold As Is Condition.

**Listing Contracted With:** CENTURY 21 HERITAGE GROUP LTD.905-883-8300



<b>113 Rumsey Rd</b> <b>Toronto Ontario M4G 1P1</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$5,904.50/2025 <b>Sold Date:</b> 09/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 5			<b>Sold: \$1,475,000</b> <b>List: \$1,399,000</b>  <b>For:</b> Sale <b>% Dif:</b> 105
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 20 x 134 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x2xLower	<b>Dir/Cross St:</b> Bayview Ave & Millwood Road <b>Directions:</b> Millwood Road & McRae Drive

**MLS#:** C12382647      **PIN#:** 103830003  
**Legal:** PT LT 59 PL 2120 TWP OF YORK AS IN CA353148; S/T CA353148; S/T AN EASEMENT IN GROSS IN FAVOUR OF THE CITY OF TORONTO OVER PT LT 59, PL 2120, DES. AS PT 39 ON PL 66R21553 AS DESCRIBED IN AT1544142. CITY OF TORONTO.

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit <b>Interior Feat:</b> In-Law Capability	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 6	Tile Floor	Closet	O/Looks Frontyard
2	Living	Main	12.99	x 10.43	Hardwood Floor	Bay Window	B/I Bookcase
3	Dining	Main	11.52	x 6.66	Window	Hardwood Floor	Open Concept
4	Kitchen	Main	11.52	x 10.24	Hardwood Floor	Centre Island	Quartz Counter
5	Mudroom	Main	5.91	x 6.89	Hardwood Floor	W/O To Garden	B/I Shelves
6	Prim Bdrm	2nd	12.99	x 8.33	Hardwood Floor	Closet	Window
7	2nd Br	2nd	9.15	x 10.43	Closet	Hardwood Floor	Window
8	3rd Br	2nd	8.33	x 8.33	B/I Bookcase	Window	Hardwood Floor
9	Rec	Lower	12.01	x 16.4	Laminate	Pot Lights	Window
10	Laundry	Lower	12.99	x 11.65	Tile Floor	Laundry Sink	B/I Shelves

**Client Remks:** Welcome home to 113 Rumsey Road in the heart of South Leaside! This beautifully updated 3-bedroom, 2-bathroom semi-detached gem sits on a sunny corner lot directly across from Trace Manes Park, home to tennis courts, a baseball diamond, splash pad, playground, and the cherished Leaside library. Step inside to bright, elegant principal rooms with new hardwood floors and an open-concept kitchen featuring a quartz centre island, perfect for everyday living and effortless entertaining. A rear mudroom leads to a spacious, fully fenced backyard, perfect for family gatherings, gardening, or play. Upstairs, you'll find three generously sized bedrooms, while the finished lower level offers a versatile recreation room, laundry area, and a convenient two-piece bathroom, ideal as a family hangout, home office, or guest suite. Outside, enjoy the convenience of a private front drive and detached garage, a rare find in this sought-after neighbourhood. This property also comes with a laneway housing report, opening the door to exciting expansion potential or a future income-generating suite. Enjoy access to top-tier schools, including Rolph Road Elementary, Bessborough Middle School, and Leaside High School. Walk to Bayview Avenue's vibrant shops and restaurants, explore nearby ravine trails, or hop on the new Crosstown LRT. With quick access to the Bayview Extension and DVP, commuting downtown is easy and efficient. A rare opportunity to own a move-in-ready home with room to grow, where lifestyle, location, and potential await. Perfect for first-time buyers, downsizers, or those seeking a stylish condo alternative.

**Inclusions:** See Schedule B  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>52 Thursfield Cres</b>		<b>Sold: \$1,380,000</b>
<b>Toronto Ontario M4G 2N5</b>		<b>List: \$1,425,000</b>
Toronto C11 Leaside Toronto		
<b>Taxes:</b> \$8,234.63/2025	<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 10/21/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 3
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1
2-Storey	29.13 x 115 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x4xLower
<b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> Bayview & Eglinton		

**MLS#:** C12459938      **PIN#:** 103680034  
**Legal:** See Sch B

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, In-Law Capability	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Accessibility:</b> Bath Grab Bars <b>Feat:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 10.99	Hardwood Floor	Picture Window	Ceiling Fan
2	Dining	Main	12.07	x 9.32	Hardwood Floor	Open Concept	
3	Family	Main	11.42	x 14.4	Hardwood Floor	Walk-Out	Gas Fireplace
4	Kitchen	Main	12.34	x 8.01	Tile Floor	Window	
5	Prim Bdrm	2nd	12.01	x 11.15	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	13.16	x 11.15	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.74	x 8.76	Hardwood Floor	Closet	Window
8	Rec	Lower	17.49	x 9.51	Window		
9	Br	Lower	10.99	x 13.48	Pot Lights	Window	
10	Laundry	Lower	9.42	x 9.68	Laundry Sink		

**Client Remks:** Extra wide Semi located on Aprx 30ft Frontage on one of the quietest streets in Leaside. This beautifully maintained 3+1 Bedrm 2 Bathrm home offers a rare Family Room addition and timeless charm throughout. The main floor features elegant hardwood floors across the Living, Dining & Family Rooms. The spacious Living Room is filled with natural light with a large picture window overlooking the street. The open-concept Dining Room is perfect for entertaining, seamlessly connected to both the Living and Family Rooms. The Kitchen offers ample storage, tile floors, and a gas stove. The rare main-floor Family Room features a cozy gas fireplace and a walk-out to the private back deck, perfect for relaxing or entertaining outdoors. Upstairs, you will find three spacious Bedrooms, all with hardwood floors, large windows, and closets. The Primary Bedroom overlooks the street and the other two bedrooms overlook the backyard. The Lower Level includes a large Recreation Room, Laundry Room, ample storage, and an additional Bedroom perfect for guests or a nanny suite. Enjoy outdoor living on the back deck overlooking the spacious backyard, complete with a garden play area and a convenient garden shed. Located just steps from shops, fine dining, and the TTC, this home is within the highly sought-after Northlea and Leaside school district. A detached garage and mutual drive provide parking for up to three cars. Wonderful space just waiting for you to ad your own personal touches. Explore nearby Serena Gundy Park, with scenic trails leading to Sunnybrook Park and beyond. A rare opportunity to own a beautiful family home in one of Toronto's most desirable neighborhoods! This street has amazing community feel with lots of kids to enjoy all the holiday activities together.

**Inclusions:** All Electric Light Fixtures (see exclusions), All Window Coverings, Fridge, Stove, Dishwasher, Washer & Dryer, Garage Door Remote w/Key Pad, Central Air Conditioning, Fridge in Basement, Garden Shed

**Listing Contracted With:** MCCANN REALTY GROUP LTD, 416-481-2355





<b>18 Vanderhoof Ave</b> <b>Toronto Ontario M4G 2H1</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$7,465/2025 <b>Sold Date:</b> 08/29/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 4			<b>Sold: \$1,405,000</b> <b>List: \$1,465,000</b>  <b>For:</b> Sale <b>% Dif:</b> 96
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 23.08 x 135 Feet <b>Irreg:</b>	<b>Rms:</b> 9 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Vanderhoof/Laird <b>Directions:</b> Vanderhoof/Laird

**MLS#:** C12362862      **PIN#:** 103850160  
**Legal:** PT LT 725 PL 1908 TWP OF YORK AS IN CA546982; S/T & T/W CA546982; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1945 <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, School <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
<b>Hydro:</b> <b>Phone:</b> Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.16	x 10.99	Hardwood Floor	Bay Window	Crown Moulding
2	Dining	Ground	12.3	x 8.99	Hardwood Floor	W/O To Deck	Formal Rm
3	Kitchen	Ground	12.99	x 7.12	Pot Lights	Eat-In Kitchen	Ceramic Floor
4	Prim Bdrm	2nd	11.91	x 10.99	Hardwood Floor	Double Closet	
5	2nd Br	2nd	13.09	x 8.6	Hardwood Floor	Double Closet	
6	3rd Br	2nd	8.69	x 8.5	Hardwood Floor	Closet	
7	Rec	Bsmt	18.01	x 8.89	Broadloom	Gas Fireplace	B/I Shelves
8	Laundry	Sub-Bsmt	11.19	x 10.99	Separate Rm	Window	
9	Furnace	Bsmt	6.63	x 6.4	Separate Rm		

**Client Remks:** Fabulous South Leaside semi-detached on a quiet two-block street, this home offers the perfect blend of charm, potential, and community. Move-in ready, it features 3 bedrooms and 2 bathrooms, a finished basement with separate entrance, and a deep 135 ft lot with a big backyard ideal for kids and pets. The main floor boasts hardwood floors and a kitchen updated with newer stainless steel appliances. The basement includes a second bathroom with heated floors, a gas fireplace, and built-in shelving offering both comfort and functionality. Legal front pad parking plus a garage spot, along with a wide shared driveway, make parking effortless. This is a fantastic opportunity for families to just move in and create something special in one of Toronto's most sought-after neighbourhoods. Families will appreciate being in the highly ranked Bessborough Drive Elementary and Leaside High School catchment, and just minutes to Trace Manes Park with its playground, wading pool, baseball diamond, tennis courts, and Leaside Public Library. Enjoy walkable access to Leaside Village shops, Bayview cafes, and big box stores on Laird. Commuters will love the nearby TTC, the upcoming Eglinton LRT, and quick access to the Bayview Extension and DVP. Surrounded by fabulous neighbours and a strong sense of community, this home offers an incredible lifestyle in a truly unbeatable location.

**Inclusions:** Stainless Steel Fridge, Stainless Steel Gas stove, Stainless Steel Dishwasher, Hood fan, Fridge in Basement, Washer and Dryer, All window coverings, All electric light fixtures, Garage door remote and Playground in Backyard

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY905-568-2121



	<b>273 Airdrie Rd</b> <b>Toronto Ontario M4G 1N2</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$6,945.14/2025 <b>Sold Date:</b> 07/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 39		<b>Sold: \$1,405,000</b> <b>List: \$1,488,000</b>  <b>For:</b> Sale <b>% Dif:</b> 94				
	Semi-Detached <b>Link:</b> 2-Storey		<b>Fronting On:</b> W <b>Acreage:</b> 20 x 120 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> McRae & Millwood <b>Directions:</b> McRae & Millwood				
			<b>Rms:</b> 6 + 1 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt				
<b>MLS#:</b> C12188598 <b>Legal:</b> PT LT 177 PL 2120 TWP OF YORK AS IN EY175861; TORONTO , CITY OF TORONTO							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick / Metal/Side <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit <b>Exterior Feat:</b> Deck, Landscaped, Patio, Privacy, Porch Enclosed <b>Interior Feat:</b> Floor Drain, In-Law Capability, Storage, Upgraded Insulation		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Ground	24.31	x 10.6	Combined W/Dining	Pot Lights	Bay Window
2	Dining	Ground	24.31	x 8.01	Combined W/Living	Pot Lights	Window
3	Kitchen	Ground	11.09	x 9.02	W/O To Deck	Stainless Steel Appl	Granite Counter
4	Foyer	Ground	24.31	x 9.02	Hardwood Floor	Pot Lights	
5	Mudroom	Ground	8.2	x 6.56	Vinyl Floor	Large Closet	
6	Prim Bdrm	2nd	11.09	x 8.3	Hardwood Floor	Large Window	Bay Window
7	2nd Br	2nd	11.32	x 8.3	Hardwood Floor	Window	
8	3rd Br	2nd	8.4	x 8.4	Hardwood Floor	Window	
9	Rec	Bsmt	16.99	x 9.91	Laminate	Pot Lights	
10	Den	Bsmt	7.55	x 3.94	Laminate	Pot Lights	
<b>Client Remks:</b> Impeccably Renovated Home With 2 Parking Spots, A Rare Find in Leaside. Move-In Ready, Luxury Upgrades Welcome to a beautifully updated home that combines thoughtful renovations with modern elegance. This meticulously maintained home boasts a host of premium upgrades completed between 2023 and 2025, offering peace of mind and exceptional value to the next proud homeowner. Potential of Adding a 1,300 SqFt.Laneway Suite (Analysis Report Attached). Two Parking Spots In The Back. Recent Upgrades Include: 2025* Stunning high-end bay windows installed in both the main living area and primary bedroom, complete with brand-new exterior insulation outside of the bayview.* Freshly painted throughout, providing a crisp, clean, and modern ambiance.* Elegant Brand-new back-splash in the kitchen, paired with a new built-in microwave for added style and function. 2024* Complete basement transformation with full redesign and renovation.* Modern bathroom renovation in the basement, featuring a luxury shower unit, high end tiles, and premium faucets.* Upgraded electrical wiring, switches, and outlets throughout the basement.* New furnace ductwork for improved airflow and efficiency.*Main sewage line replaced and a backwater valve installed, offering enhanced protection against flooding.* All-new insulation and flooring, as well as custom cabinetry in both the basement living area and bathroom.2023* Expansive deck renovation, now twice the original size, supported by10 structural footings perfect for entertaining or relaxing outdoors.*Beautifully constructed mudroom addition, seamlessly integrated into the home.* Custom, wall-to-wall built-in cabinetry in the mudroom, offering practical storage and modern design. This home is a rare find, offering a perfect blend of comfort, style, and long-term investment. Every detail has been carefully considered to ensure a move-in-ready experience for the next owner. <b>Inclusions:</b> S/S Fridge, Dishwasher, Range, Hood, Microwave, Washer & Dryer, All Existing ELFs and Window Coverings.							
<b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY416-443-0300							



<b>117 Glenvale Blvd</b> <b>Toronto Ontario M4G 2W1</b> Toronto C11 Leaside Toronto <b>Taxes:</b> \$7,274/2025 <b>Sold Date:</b> 07/13/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 4			<b>Sold: \$1,715,000</b> <b>List: \$1,595,000</b>  <b>For:</b> Sale <b>% Dif:</b> 108
Semi-Detached <b>Link:</b> 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 20.33 x 125 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 3 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4x2nd, 1x3xLower	<b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> Bayview & Eglinton

**MLS#:** C12273995      **PIN#:** 103660155  
**Legal:** PT LOT 280, PLAN 3110, AS IN TB931006; S/T INTEREST IN TB931006, IF ANY; EAST YORK, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Level, Park, Public Transit, Ravine <b>Exterior Feat:</b> Deck, Landscaped, Lawn Sprinkler System, Patio <b>Interior Feat:</b> In-Law Capability, Storage	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full, Garden Shed <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.09	x 6.27	Hardwood Floor	Window	Closet
2	Living	Main	15.09	x 10.99	Electric Fireplace	Hardwood Floor	Pot Lights
3	Dining	Main	12.01	x 8.23	Crown Moulding	Open Concept	Hardwood Floor
4	Kitchen	Main	12.01	x 9.51	Quartz Counter	Renovated	Hardwood Floor
5	Family	Main	10.01	x 16.01	Hardwood Floor	W/O To Deck	Pot Lights
6	Prim Bdrm	2nd	12.01	x 10.99	O/Looks Frontyard	Double Closet	Hardwood Floor
7	2nd Br	2nd	12.99	x 8.6	B/I Closet	Hardwood Floor	O/Looks Garden
8	3rd Br	2nd	9.32	x 8.99	Hardwood Floor	O/Looks Garden	Closet
9	Rec	Lower	19	x 14.17	Window	Laminate	B/I Desk
10	4th Br	Lower	9.58	x 12.99	Laminate	Double Closet	Window
11	Laundry	Lower	14.99	x 6.99	Tile Floor	Laundry Sink	Window

**Client Remks:** Perfectly positioned on the bright corner of Glenvale and Beaufield, this turn-key renovated 3+1 bedroom, 2-bathroom home exemplifies thoughtful design and modern living. From stunning curb appeal to custom finishes, this home has heart, function, and flow. As you step inside, you're welcomed by warm and inviting living spaces, where wide-plank oak hardwood floors, large windows, and an electric fireplace create a serene and cozy atmosphere. The open-concept dining area seamlessly flows into a contemporary kitchen, featuring quartz countertops, a breakfast bar, and smart built-ins, perfectly designed for everyday living and effortless entertaining. A rare main-floor family room extends the living area and opens directly to a deck, south-facing landscaped garden oasis, and a stone patio - your private outdoor retreat. Upstairs, three well-sized bedrooms include a bright primary with double closets and custom built-ins, complemented by a renovated 4-piece bathroom. The finished lower level, featuring a separate side entrance, offers versatile living space and includes a spacious recreation room with a built-in workspace, an updated three-piece bath, an oversized laundry room, and a flexible fourth bedroom that can be used as a guest room, home office, or gym. The double private drive provides parking for two vehicles, rounding out this thoughtfully planned home designed for maximum convenience. Located just steps from Northlea French Immersion Elementary/Middle School, Leaside High, Trace Manes Park, Bayview shops and restaurants, Whole Foods, TTC, Eglinton LRT, ravine trails, and more. Quiet, tree-lined Beaufield is perfect for family-friendly street hockey, while quick access to the DVP and downtown makes commuting a breeze. This semi offers the space and feel of a detached home and is ideally suited for first-time buyers, downsizers, or your forever home in coveted North Leaside. Open House Saturday & Sunday 2 PM - 4 PM

**Inclusions:** See schedule B

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



155 Parkhurst Blvd			Sold: \$1,585,000		
Toronto Ontario M4G 2E8			List: \$1,599,000		
Toronto C11 Leaside Toronto					
Taxes: \$6,983/2025		For: Sale		% Dif: 99	
Sold Date: 11/20/2025					
SPIS: N		Last Status: SLD		DOM: 29	
Semi-Detached		Fronting On: N		Rms: 7 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		20.5 x 130 Feet		Washrooms: 2	
		Irreg:		1x4, 1x4	
Dir/Cross St: Parkhurst/Sutherland Directions: West of Laird					

<b>MLS#:</b> C12476019	<b>PIN#:</b> 103840026
<b>Legal:</b> PT LT 19 PL 2120 TWP OF YORK AS IN CA588806; TORONTO , CITY OF TORONTO	

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Rec Centre	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Roof:</b> Shingles		<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> Unknown
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.9	x 9.84	
2	Dining	Ground	11.25	x 9.28	
3	Kitchen	Ground	13.75	x 7.12	
4	Breakfast	Ground	7.12	x 7.12	
5	Family	Ground	19.09	x 12.96	
6	Prim Bdrm	2nd	12.14	x 11.22	
7	2nd Br	2nd	12.93	x 8.33	
8	3rd Br	2nd	8.66	x 8.07	
9	Rec	Bsmt	15.22	x 11.19	
10	Laundry	Bsmt	8.69	x 6.89	
11	Den	Bsmt	15.22	x 11.19	

**Client Remks:** Welcome to 155 Parkhurst Blvd, a beautifully renovated and meticulously maintained 3-bedroom, 2-bathroom home in the heart of South Leaside. Set on an expansive lot with a rare private drive at the back, this residence blends timeless character with modern comfort. A bright breakfast nook overlooks the open-concept family room, creating a warm and inviting hub for everyday living. Formal living and dining rooms offer elegant spaces for entertaining, while the family room's walkout opens to a covered deck with an outdoor kitchen featuring a built-in grill and fridge. Beyond, a landscaped south-facing garden and patio set the stage for effortless summer gatherings. Upstairs, three generous bedrooms provide comfort and flexibility, highlighted by a remarkable primary bathroom with heated floors for a spa-like retreat. The lower level extends the living space with a finished recreation room and built-in shelving. Two additional rooms, each with closets, can be used as a study, guest room, home office, or playroom. A small mudroom adds practical storage, and a side entrance provides direct access to the basement, enhancing functionality. Additional highlights include a large attic for storage and a custom-built cedar shed. Ideally located within the coveted Bessborough school district and steps to local shops, cafes, and parks, this home presents a rare opportunity to enjoy family living in one of Leaside's most desirable neighbourhoods.

**Inclusions:** Fridge, Stove, B/I DW, Washer, Dryer, Window Coverings, All Electrical Light Fixtures.  
**Listing Contracted With:** RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818