



11 Winnifred Ave
Toronto Ontario M4M 2X2
 Toronto E01 South Riverdale Toronto
Taxes: \$4,142/2025 **For:** Sale **% Dif:** 107
Sold Date: 04/15/2025
SPIS: N **Last Status:** SLD **DOM:** 11
 Semi-Detached **Fronting On:** E **Rms:** 5
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 15.33 x 58 Feet **Washrooms:** 1
Irreg: 1x4xUpper
Dir/Cross St: Eastern Ave/ Pape Ave **Directions:** North of Eastern Ave east of Pape Ave

MLS#: E12063203**PIN#:** 210560281

Kitchens:	1	Exterior:	Brick / Insulbrick	Zoning:	Residential
Fam Rm:	N	Drive:		Cable TV:	Hydro:
Basement:	Part Fin / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Year Built:	1909	Fenced Yard, Public Transit		Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	Fence - Full
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.03	x 11.22	Hardwood Floor	Window	Combined W/Dining
2	Dining	Ground	14.11	x 7.09	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Ground	11.61	x 8.5	Galley Kitchen	Hardwood Floor	W/O To Patio
4	Prim Bdrm	2nd	12.7	x 11.58	Bay Window	Double Closet	Hardwood Floor
5	2nd Br	2nd	11.68	x 8.89	Hardwood Floor	Window	
6	Bathroom	2nd	8.4	x 5.09	Ceramic Floor	Window	
7	Other	Bsmt	23.1	x 13.78	Partly Finished	Combined W/Laundry Walk-Up	

Client Remks: Leslieville's Most Coveted Residence! This charming Semi-detached two-storey home offers two ample bedrooms in one of the city's most sought-after neighborhoods. Featuring hardwood flooring throughout, the open-concept living and dining area is perfect for entertaining, and the bright kitchen opens directly onto a large, private rear enclosed deck (the Deck may be reconverted to its original private parking spaces). The airy primary bedroom boasts double closets, bay windows and generous space, complemented by a spacious second bedroom. Brimming with potential, this home is ideal for first-time buyers, renovators, or those looking to downsize to a cozy space, Great Condo Alternative! in a prime location. Just steps from top-rated restaurants, shops, grocery stores, schools, TTC, parks, a lake and highway access. This historical gem is a must-see. Don't miss your chance to make it yours!

Extras:**Listing Contracted With:** HOMELIFE/CIMERMAN REAL ESTATE LIMITED 416-534-1124



181 B De Grassi St
Toronto Ontario M4M 2K8
 Toronto E01 South Riverdale Toronto
Taxes: \$6,437.60/2024 **For:** Sale **% Dif:** 85
Sold Date: 03/24/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$845,000
List: \$998,800

Semi-Detached **Fronting On:** N **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
 3-Storey 18.03 x 88.16 Feet **Washrooms:** 2
Irreg: 1x3xGround, 1x4x2nd
Dir/Cross St: Dundas / Broadview **Directions:** North of Dundas

MLS#: E12025495**PIN#:** 210700104

Kitchens: 1	Exterior: Brick Front / Vinyl Siding	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Built-In / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Cul De Sac, Family Room, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Park, Public Transit, Rec	Oth Struct:
POTL Mo Fee:	Centre, School	Survey Type: Available
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	18	x 10	Eat-In Kitchen	Bay Window
2	Dining	Main	25.98	x 15.32	Combined W/Living	
3	Living	Main	25.98	x 15.32	Combined W/Dining	Fireplace
4	Prim Bdrm	Upper	11.98	x 12.6	His/Hers Closets	
5	2nd Br	Upper	9.58	x 8.6	Skylight	Closet
6	3rd Br	Upper	12	x 14	Bay Window	Closet
7	Family	Ground	12.6	x 12.6	W/O To Yard	W/O To Garage

Client Remks: Spacious Semi-Detached Located In The Private Enclave Of Degrassi Lanes. One Of The Most Coveted Streets In South Riverdale. 181 B Has 3 Bedrooms, Family Room At Ground Level With Walk-Out To Yard. Just Steps To Shops Restaurants And Amenities In Vibrant Leslieville. Easy Commute To Downtown Via TTC, Car Or Bike. 10 Minute Walk Riverdale Park And In Riverdale CI Catchment. Home Inspection Available, March 2025 ; Home Being Sold In As Is Condition, Site Plan Available 1989 POTL : Yearly Payment \$ 1,100.00 For Laneway Landscaping Maintenance And Snow Removal.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-485-2299


33 Marjory Ave
Toronto Ontario M4M 2Y2

Toronto E01 South Riverdale Toronto

Taxes: \$5,379/2024**For:** Sale**Sold:** \$900,000**List:** \$758,888**% Dif:** 119**Sold Date:** 01/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

Fronting On: E**Rms:** 9**Link:****Acreage:** < .50**Bedrooms:** 2

2-Storey

19.63 x 100.25 Feet

Washrooms: 1**Irreg:**

1x4x2nd

100.26ft.x21.34ft.x100.25ft.x19.63ft.

Dir/Cross St: Jones Ave. & Gerard St. East**MLS#:** E11905475**PIN#:** 210500475**Assignment:** N

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft: 700-1100
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Stone
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat:

Zoning: Residential
Cable TV: A
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.15	x 4.76	Hardwood Floor	Fluorescent	O/Looks Living
2	Living	Main	11.09	x 10.83	Hardwood Floor	Large Window	O/Looks Frontyard
3	Dining	Main	10.24	x 15.68	Hardwood Floor	Led Lighting	
4	Kitchen	Main	11.68	x 14.76	Stainless Steel Appl	Vinyl Floor	O/Looks Garden
5	Bathroom	2nd	7.35	x -82.02	4 Pc Bath	Linoleum	
6	Prim Bdrm	2nd	11.09	x 15.68	Closet	Tile Floor	Wall Sconce Lighting
7	2nd Br	2nd	10.17	x 9.74	Wall Sconce Lighting	Tile Floor	
8	Furnace	Bsmt	24.84	x 15.68			

Client Remks: Discover the Charm the Leslieville neighbourhood within the community of South Riverdale: Your Dream of Freehold living awaits! Three generations of the same family have called this home. This semi-detached gem is beckoning first-time buyers and those transitioning from condo life to embrace the allure of freehold living. Picture yourself unwinding on the quaint covered front porch of this two-storey residence, where the fusion of original hardwood floors and high ceilings within the living and dining areas create an atmosphere of timeless elegance, further enhanced by brand new ceiling light fixtures. The heart of the home lies in the bright, eat-in kitchen, boasting new vinyl flooring and modern faux wood horizontal blinds, complemented by stainless steel fridge and stove. It's a hub for friends & family to gather. Step out from the kitchen to your back deck, overlooking the convenience of a laneway parking spot with the potential for expanding the parking to accommodate additional parking needs. Upstairs, two bedrooms await, including a spacious primary bedroom, while the inclusion of a new HVAC forced air gas furnace and an a new electric hot water heater ensure your comfort during those cold winter months. Just a stone's throw from the eclectic shops, grocery stores, and a plethora of restaurants along Queen and Gerrard Streets in Little India, your new home positions you at the center of it all. With multiple TTC routes, the upcoming Ontario Line stops, and scenic bike trails at your doorstep, the ease of access complements the area's lively spirit. Plus, residing within the catchment for the esteemed Riverdale Collegiate Institute, this location is as much about lifestyle as it is about convenience. Step into the life you've imagined in Leslieville South Riverdale where community meets comfort.

Extras:**Listing Contracted With:** CENTURY 21 HERITAGE GROUP LTD.905-895-1822



1149 Gerrard St E			Sold: \$902,000		
Toronto Ontario M4L 1Y3			List: \$728,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$4,099/2024		For: Sale		% Dif: 124	
Sold Date: 03/12/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: S		Rms: 6	
Link:		Acreage:		Bedrooms: 3	
2-Storey		15.9 x 95.75 Feet		Washrooms: 1	
		Irreg:		1x4	
Dir/Cross St: Gerrard / Leslie Directions: Gerrard / Leslie					

MLS#: E12002133	PIN#: 210440198
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Kitchens: 1		Exterior: Alum Siding / Brick		Zoning: R(d1*802)	
Fam Rm: N		Drive: Rt-Of-Way		Cable TV: Y Hydro: Y	
Basement: Unfinished		Gar/Gar Spcs: None / 0		Gas: Y Phone: Y	
Fireplace/Stv: N		Drive Park Spcs: 1		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Park, Public Transit		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: Unknown	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	9.06	x 13.12	Laminate
2	Dining	Ground	12.4	x 10.17	Hardwood Floor
3	Dining	Ground	12.43	x 9.22	Hardwood Floor
4	Prim Bdrm	2nd	11.25	x 13.58	Large Closet Broadloom
5	Br	2nd	12.37	x 7.55	Closet Hardwood Floor
6	Br	2nd	12.43	x 7.55	Closet Hardwood Floor

Client Remks: This charming corner-lot home in prime Leslieville sits on a wide lot and features private parking, a rare find in the area! A fantastic investment, its ready for new owners to make it their own. Enjoy a short stroll to Greenwood Park and Community Centre, the nearby dog park, and the sought-after Duke of Connaught French Immersion school district. Plus, you're just minutes from the amazing restaurants and shops along Gerrard and Queen Street! Sellers are using the entrance on Hastings, option for address to be changed to Hastings. With a Walk Score of 89, most errands are a breeze on foot. Plus, TTC access at Gerrard St E & Alton Ave is just one minute away convenience at its best!

Extras:
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000

Dir/Cross St: Queen St E & Booth Ave
Directions: From Queen St E, South on Booth Avenue

PIN#: 210550061

Zoning:	
Cable TV:	Hydro:
Gas:	Phone:
Water:	Municipal
Water Supply:	
Sewer:	Sewers
Waterfront:	
Retirement:	
Farm/Agr:	
Oth Struct:	
Survey Type:	None
Spec Desig:	Unknown

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	10.99	x	10.01	Hardwood Floor	Stained Glass	Picture Window
2	Dining	Main	12.96	x	9.51	Hardwood Floor	French Doors	Plate Rail
3	Kitchen	Main	11.25	x	10.83	Eat-In Kitchen	Walk-Out	Stainless Steel Appl
4	Prim Bdrm	Upper	13.06	x	9.91	Hardwood Floor	French Doors	Closet
5	2nd Br	Upper	15.85	x	7.61	Hardwood Floor	Ceiling Fan	Double Closet
6	3rd Br	Upper	10.99	x	6.89			
7		Bsmt	36.42	x	12.34			

Client Remks: Fantastic Affordable Opportunity To Live In Prime Leslieville In A Super Sweet & Bright Three-Bedroom Semi With One-And-A-Half Car Parking! This Home Oozes Warmth & Character With Hardwood Floors, 8" Baseboards & French Doors Plus Lots Of Valuable Upgrades! It's Move-In Ready With Room To Make It Your Own With Further Updates. The Large, Eat-In Kitchen With New Stainless Steel Appliances Offers A Walk-Out To A Generous-Sized, Low-Maintenance, Fully-Fenced Yard With Perennial Gardens & A Handy Shed. Large Recently-Upgraded Thermal Pane Casement Windows & Skylights Allow For Lots of Natural Light. Stroll Up The Street To Jimmie Simpson Park For Tennis, Basketball And Winter Skating. This Hip Stretch Of Queen Street Offers Endless Options For Cafes, Shops, Restaurants & The New Ontario Line Station With A Walk Score Of 97! See the Attached List Of Extensive Mechanical Upgrades Including Roof, Skylights, Fencing, Furnace and Air Conditioning. Note: The 3rd Bedroom Is Currently Being Used As A Laundry Room, There's A Rough-In In The Basement For Laundry And A Bathroom.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-486-5588



24 Mosley St
Toronto Ontario M4M 1G2
 Toronto E01 South Riverdale Toronto
Taxes: \$4,663.68/2024
Sold Date: 02/24/2025
SPIS: N
Last Status: SLD
DOM: 19

Sold: \$962,000
List: \$999,999

For: Sale
% Dif: 95

Semi-Detached
Link: 2-Storey
Fronting On: N
Acreage: 17.5 x 90 Feet
Irreg:
Dir/Cross St: Queen St-Leslie
Rms: 6 + 2
Bedrooms: 3
Washrooms: 3
 1x2xGround, 1x4x2nd, 1x4xBsmt

MLS#: E11957387

PIN#: 210520348

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick Front
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Fenced Yard, Park, Public Transit, School

Zoning: Res
Cable TV: Y
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Garden Shed
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.01	x 13.12	Hardwood Floor	Crown Moulding	Pot Lights
2	Dining	Ground	20.01	x 13.12	Hardwood Floor	Crown Moulding	Combined W/Living
3	Kitchen	Ground	11.48	x 13.12	W/O To Deck	Modern Kitchen	Granite Counter
4	Prim Bdrm	2nd	13.42	x 8.99	Hardwood Floor	Closet	
5	2nd Br	2nd	12.43	x 8.17	Hardwood Floor	O/Looks Frontyard	
6	3rd Br	2nd	11.29	x 8.17	Hardwood Floor	O/Looks Backyard	
7	Rec	Bsmt	13.25	x 12.5	Laminate	Open Concept	Pot Lights
8	Kitchen	Bsmt	10.4	x 7.22	Ceramic Floor	Open Concept	

Client Remks: Located in The Heart of South Riverdale, Highly Sought-After Community. Tastefully Updated 3 Bedroom, 3 Bathroom Semi. Open Concept Living/Dining/Kitchen With Pot Lights And Crown Moulding. Hardwood Floors Throughout. Hardwood Staircase. Gorgeous Modern Kitchen With Granite Counters, Back splash, S/S Fridge and Hood, Pantry And W/O To Deck and Beautifully Landscaped Back Garden. Powder Room On Main. Ideal For First Time Home-Buyers or Investors. Basement Apartment with Separate Entrance From the Garden. Conveniently Located In Leslieville And Just Steps away from TTC, Trendy Shops; Canadian Tire, Farm Boy, Loblaws, Shoppers and more. Close to Vibrant Restaurants on Queen Str. Walk to Parks and Beaches, Community Center and top-rated schools. Minutes Away From Gardiner Expressway, DVP And Walk To Beaches. 24 hour Queen St. Street Car. ****EXTRAS**** Circuit Breakers Electric Panel.

Extras:

Listing Contracted With: I PRO REALTY LTD. 905-507-4776



5 Billings Ave		Sold: \$963,000	
Toronto Ontario M4L 2S1		List: \$849,900	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$4,914.04/2024		For: Sale	% Dif: 113
Sold Date: 01/23/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	17.33 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xLower	
Dir/Cross St: Greenwood/Dundas			

MLS#: E11926037	PIN#: 210400053
Assignment: N	


Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: Residential
Fam Rm: N	Drive: Mutual	Cable TV: Y Hydro: Y
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas: Y Phone: Y
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement: N
Apx Sqft:		Farm/Agr:
Assessment: POTL: N		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.53	x 10.5	W/O To Garden	Galley Kitchen	Window
2	Living	Main	12.24	x 8.76	Hardwood Floor	O/Looks Frontyard	Window
3	Dining	Main	13.16	x 9.88	Hardwood Floor	Formal Rm	Window
4	Prim Bdrm	2nd	13.19	x 10.47	Hardwood Floor	Closet	Window
5	2nd Br	2nd	11.61	x 7.81	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.99	x 9.35	Hardwood Floor	Closet	Window
7	Bathroom	Lower	7.45	x 6.33	4 Pc Bath	Tile Floor	Backsplash
8	Rec	Lower	21.39	x 12.04	Laminate	W/O To Yard	Window
9	Laundry	Lower	7.45	x 6.27			
10	Utility	Lower	8.23	x 3.58			

Client Remks: Welcome to 5 Billings Avenue! This property is waiting for the refresh you want for your future life in Leslieville! Tucked away on a quiet family-friendly street, featuring 3 ample bedrooms 2 full baths and a tall lower level. Just steps from Greenwood Park, where you'll have endless opportunities for outdoor fun no matter the season! Experience the best of Leslieville, by exploring vibrant local shops, cafes, restaurants, the Beaches Cineplex Cinemas, the lake, the boardwalk and History (concert venue owned by Drake). You will stay fit and have fun walking the Martin Goodman Trail. All of these outstanding opportunities are within walking distance of your new home! Local schools include Duke of Connaught JR/SR Public School (JK-6), St. Joseph Catholic School (JK-8) George-Etienne-Cartier Catholic Elementary School (JK-6), Riverdale Collegiate Institute (9-12), St. Patrick Catholic High School (9-12). This Location affords you easy access to the TTC so you can be downtown or on the expressway in minutes!

Extras: Private entrance from backyard to lower level with approximately 6ft.9 tall space, roof, soffits and the long eavestrough replaced in December 2018.

Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090

	155 Rhodes Ave Toronto Ontario M4L 3A2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,123/2024 Sold Date: 05/09/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$977,000 List: \$849,000 For: Sale % Dif: 115			
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 16.1 x 110.14 Feet Irreg:		Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4xLower, 1x3x2nd		
	Dir/Cross St: Queen & Coxwell						
	Directions: North on Woodbine Ave, turn right on Queen St E, then left on Rhodes Ave.						
MLS#: E12124977			PIN#: 210380628				
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick / Vinyl Siding Drive: Front Yard Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.98	x 12.24	Hardwood Floor	Window	Wainscoting
2	Dining	Main	13.29	x 12.27	Hardwood Floor	Window	Wainscoting
3	Kitchen	Main	11.35	x 10.66	Tile Floor	Window	W/O To Deck
4	Prim Bdrm	2nd	12.14	x 10.93	Hardwood Floor	Closet	Window
5	2nd Br	2nd	13.39	x 7.61	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.32	x 10.53	Hardwood Floor	Window	Closet
7	Rec	Bsmt	11.35	x 10.53	Laminate	Window	Wainscoting
8	Dining	Bsmt	17.49	x 11.38	Laminate		
9	Laundry	Bsmt	10.47	x 9.91	Concrete Floor	Window	
Client Remks: Welcome to 155 Rhodes Avenue, a beautifully updated home nestled on a quiet, tree-lined street in a vibrant, family-friendly community just minutes from some of Leslieville's best restaurants, pubs, and coffee shops. Offering the perfect blend of small-town charm and urban convenience, this home is surrounded by a close knit, diverse community and features a grassy boulevard adding to its curb appeal. Step into the cozy, enclosed front porch with large windows and ample storage ideal for enjoying the outdoors with the comfort of being inside. The main floor showcases oak hardwood flooring and well appointed principal rooms. The bright kitchen is filled with natural light and features stainless steel appliances (2018) with a walkout to a private deck and backyard. The well-maintained backyard boasts raised garden beds and a double car garage with potential for a future garden suite with a basement. An excellent opportunity for added income (see report). Upstairs, you'll find three generously sized bedrooms, all with hardwood floors and closets, along with a 3-piece bathroom. The finished lower level offers a spacious recreation area with laminate flooring, a 4-piece bathroom, laundry, and ample storage. Additional front pad parking (\$356.46 annually). Enjoy unmatched walkability to Ashbridges Bay, The Beaches, multiple parks, schools, Gerrard and Queen Street East. Just minutes to downtown Toronto, enjoy effortless commuting with convenient access to the TTC, bike lanes, and major routes.							
Extras: Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616							



151 Broadview Ave		Sold: \$980,000	
Toronto Ontario M4M 2E9		List: \$899,000	
Toronto E01 South Riverdale Toronto			
Taxes: \$4,670.84/2024		For: Sale	% Dif: 109
Sold Date: 02/03/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Semi-Detached	Fronting On: E	Rms: 8	
Link:	Acreage:	Bedrooms: 4 + 1	
2-Storey	20 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Broadview & Dundas St. E			

MLS#: E11947026	PIN#: 210740106
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Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Other	
				Hydro: Phone: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	2nd	9.94	x 12.11	Laminate	Closet	Bay Window
2	2nd Br	2nd	12.27	x 9.09	Laminate	Closet	Window
3	3rd Br	2nd	13.22	x 9.09	Laminate	Window	
4	4th Br	Main	9.94	x 9.94	Window	Hardwood Floor	
5	Kitchen	Main	10.5	x 14.67	Eat-In Kitchen	Tile Floor	
6	Den	Bsmt	8.79	x 10.63			
7	Kitchen	Bsmt	10.2	x 9.06			

Client Remks: Embrace the full potential of this bright 4-bedroom fixer-upper in the heart of South Riverdale, it presents a rare opportunity in this highly sought-after community. Perfect for first-time homebuyers or investors, this property invites unlimited creative possibilities. Recent updates to the HVAC system for modern comfort. Conveniently located steps away from TTC, trendy shops, vibrant restaurants, library and minutes away from electrifying Downtown Toronto. Enjoy leisurely walks to parks, the community center, and top-rated schools. Your dream project awaits in the heart of South Riverdale!

Extras:
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300



1578 Dundas St E		Sold: \$992,000	
Toronto Ontario M4L 1K8		List: \$1,030,888	
Toronto E01 South Riverdale Toronto			
Taxes: \$3,268.87/2024		For: Sale	% Dif: 96
Sold Date: 02/08/2025			
SPIS: N	Last Status: SLD	DOM: 33	
Semi-Detached	Fronting On: N	Rms: 5 + 1	
Link:	Acreage:	Bedrooms: 2	
2-Storey	17.06 x 76 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas St E & Greenwood Ave			

MLS#: E11908215	PIN#: 210440133
Assignment: N	

Kitchens: 1	Exterior: Brick / Wood	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement: N
Apx Sqft: 700-1100		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Mudroom	Ground	0	0	
2	Living	Ground	13.58	x 11.91	Hardwood Floor Combined W/Dining Large Window
3	Dining	Ground	13.58	x 13.25	Hardwood Floor Combined W/Living
4	Kitchen	Ground	13.58	x 9.42	Granite Counter Stainless Steel Appl W/O To Deck
5	Prim Bdrm	2nd	13.58	x 9.58	Hardwood Floor Large Window Closet
6	2nd Br	2nd	8.01	x 12.93	Hardwood Floor Window Closet
7	Rec	Bsmt	9.68	x 13.75	Vinyl Floor Combined W/Laundry 3 Pc Bath
8	Office	Bsmt	6.82	x 10.6	Vinyl Floor Window

Client Remks: Welcome Home To 1578 Dundas St E In The Heart Of Highly Sought After South Riverdale. This Charming 2 Bed, 2 Bath Semi Exudes Character & Charm. Featuring An Open Concept Living & Dining Space, Hardwood Floors Throughout, A Bright Kitchen w/ Stainless Steel Appliances, Granite Counters & A Walkout To A Private Backyard Oasis. The 2nd Floor Has 2 Bedrooms And A Newly Renovated Bathroom. The Basement Includes A Spacious Den & Space For A Home Office. Recent Updates Include: Roof ('21), Hepa Filter ('22), Fridge ('22), Upper Bathroom ('23), Dishwasher ('24), Washer ('24), HWT ('24). Close To Transit, Groceries, Shops, Bars, Restaurants, Lakeshore and Just Steps From Greenwood Park Which Hosts The Leslieville Farmers Market Every Summer. Central To All Your Needs. This Home Is Perfect For Young Families, Working Professionals or Downsizers. Don't Miss It, This Wont Last! **EXTRAS** S/S Gas Stove, S/S Microwave/Hood-Range, S/S Fridge, S/S Dishwasher, White Front Load W&D, All Existing ELF's, All Existing WCs					
Extras:					
Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-470-9800					



40 1/2 Morse St Toronto Ontario M4M 2P6 Toronto E01 South Riverdale Toronto Taxes: \$5,243.07/2024 Sold Date: 02/18/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$1,010,000 List: \$1,099,000 For: Sale % Dif: 92		
Semi-Detached Link: 2-Storey Dir/Cross St: Lakeshore/Carlaw/Queen		Fronting On: W Acreage: 17.5 x 129 Feet Irreg:		Rms: 7 Bedrooms: 3 Washrooms: 2 1x3xMain, 1x4x2nd	

MLS#: E11954261	PIN#: 210540123
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Kitchens: 1 + 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Oil A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Front Drive: Available Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	Hardwood Floor
2	Dining	Main	0	0	
3	Kitchen	Main	0	0	
4	Sunroom	Main	0	0	
5	Prim Bdrm	2nd	0	0	Hardwood Floor
6	2nd Br	2nd	0	0	Hardwood Floor
7	3rd Br	2nd	0	0	Hardwood Floor

Client Remks: P-O-W-E-R O-F S-A-L-E POWER OF SALE! Opportunity knocks. Spacious semi-detached 2 Storey as been duplexed, can be converted back. Easy access in back for one parking in garage. Prime Leslieville.
Extras:
Listing Contracted With: RE/MAX PREMIER INC.416-743-5000


32 Clark St
Toronto Ontario M4M 1M6

Toronto E01 South Riverdale Toronto

Taxes: \$4,713.75/2024**For:** Sale**Sold:** \$1,046,500**List:** \$1,089,000**Sold Date:** 04/10/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 0

Semi-Detached

Fronting On: N**Rms:** 5 + 2**Link:****Acreage:****Bedrooms:** 2

2-Storey

15.92 x 60 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x4x2nd

Dir/Cross St: Broadview & Queen St E **Directions:** Northeast of Queen and Broadview**MLS#:** E12076036**PIN#:** 210740173

Kitchens:	1	Exterior:	Alum Siding / Stone	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Library, Park, Public Transit, Rec Centre,		Farm/Agr:	
Assessment:	POTL:	School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.6	x 3.9	Pot Lights	Tile Floor	
2	Living	Main	14.47	x 10.3	Open Concept	Window	Laminate
3	Dining	Main	11.81	x 9.09	Open Concept	W/O To Yard	Laminate
4	Kitchen	Main	11.52	x 7.32	Stainless Steel Appl	Stone Counter	Tile Floor
5	Bathroom	Main	7.32	x 3.84	3 Pc Bath	Tile Floor	
6	Prim Bdrm	2nd	14.57	x 11.38	Closet Organizers	Window	Laminate
7	2nd Br	2nd	11.45	x 8.73	Window	Laminate	
8	Bathroom	2nd	10.27	x 7.41	4 Pc Bath	Linen Closet	Tile Floor
9	Rec	Bsmt	23.36	x 14.07	Partly Finished	Above Grade Window	Tile Floor
10	Laundry	Bsmt	14.27	x 6.73	Partly Finished	Above Grade Window	Laundry Sink

Client Remks: Opportunity is knocking at 32 Clark St! This delightful 2-bedroom, 2-bathroom home in highly sought-after Riverside is the ideal condo alternative. Turnkey and offering a bright home with a low-maintenance backyard, perfect for first-time buyers, executives, downsizers, or investors. Step inside to be greeted by a spacious, open-concept living and dining area ideal for entertaining guests or unwinding after a busy day. Enjoy seamless indoor-outdoor living with sliding glass doors that lead to a fully fenced yard. The inviting outdoor space features green space and privacy, offering the ideal setting for a summer garden or simply relaxing in the sunshine. The kitchen showcases stainless steel appliances, sleek stone and butcher block countertops, and generous storage space, making meal prep and hosting a breeze. The primary bedroom boasts two large windows that flood the room with natural light, and a closet system with organizers. The second bedroom is equally spacious and versatile, making it perfect as a guest room, or for a growing family. The modern 4-piece bathroom features contemporary finishes, plus a built-in linen closet. A second 3pc bath means never having to fight for shower times. The home offers excellent storage solutions, including two upstairs hall closets equipped with organizers. The basement is ready for your personal touch, with the hard work already done, including updated electrical, sump pump, and waterproofing. Whether you envision a family room, office space, guest bedroom (or all three!), the space is ready to be customized to your wants and needs. Located in one of Toronto's most coveted neighbourhoods, this home puts the best of Riverside at your doorstep. From artisanal coffee shops and brunch spots to trendy boutiques and renowned restaurants, everything you need is just a stroll away. Don't miss the chance to call this charming property your new home!

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



53 Badgerow Ave		Sold: \$1,050,000	
Toronto Ontario M4M 1V5		List: \$1,175,000	
Toronto E01 South Riverdale Toronto			
Taxes: \$5,536.34/2024		For: Sale	% Dif: 89
Sold Date: 05/20/2025			
SPIS: N	Last Status: SLD	DOM: 20	
Semi-Detached	Fronting On: N	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	14.53 x 108.16 Feet	Washrooms: 1	
	Irreg:	1x3x2nd	
Dir/Cross St: Pape and Dundas Directions: Pape and Dundas			

MLS#: E12112038	PIN#: 210500406
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Kitchens:	1	Exterior:	Brick / Shingle	Zoning:	Residential	
Fam Rm:	N	Drive:	Lane	Cable TV:	A	Hydro: Y
Basement:	Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:		
A/C:	Central Air	UFFI:		Sewer:	Sewers	
Central Vac:	N	Pool:	None	Waterfront:		
Apx Age:	100+	Prop Feat:		Retirement:		
Year Built:	1907		Fenced Yard, Place Of Worship, Public	Farm/Agr:		
Yr Built Source:	Owner		Transit	Oth Struct:		
Apx Sqft:	1100-1500			Survey Type:	None	
Assessment:	\$774,000 / 2024			Spec Desig:	Unknown	
POTL:	POTL Mo Fee:					
Laundry lev:						

Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.83	x 13.39	
2	Dining	Main	10.2	x 10.4	
3	Kitchen	Main	16.08	x 9.55	
4	Sunroom	Main	6.04	x 9.55	
5	Bathroom	2nd	9.35	x 9.48	3 Pc Bath
6	Prim Bdrm	2nd	13.35	x 12.01	
7	2nd Br	2nd	12.76	x 8.17	
8	3rd Br	3rd	13.39	x 12.6	

Client Remks: Welcome to 53 Badgerow Ave.,one of the most desirable and highly sought after neighbourhoods in Leslieville. Regentrification is more than evident in the beautifully re-done homes on this quiet dead-end street.This spacious solid semi presents endless potential to establish your dream home or income generating property.The 3rd. floor bedroom is perfect for a home office, playroom, or get-away space.The large walk-in closet has plenty of storage and the lovely view down onto the street is the finishing touch. No vehicle...no problem! Shopping,Cafes,Bakeries, Restaurants,and Public Transit are just steps away. You also have the advantage of your own private parking off the backyard. Book your showing, because you won't want to miss the opportunity to join in the summertime neighbourhood street get-together,when fun, food, and the sense of what this street has to offer is all around you.					
Extras:					
Listing Contracted With: RE/MAX CROSSTOWN REALTY INC.705-739-1000					



9 Agnes Lane
Toronto Ontario M4L 3Z3
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,818.61/2025 **For:** Sale **% Dif:** 117
Sold Date: 06/23/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Att/Row/Twnhouse **Fronting On:** E **Rms:** 8
Link: **Acreage:** Not Appl **Bedrooms:** 2
 3-Storey 15.75 x 66.17 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xMain
Dir/Cross St: Queen and Leslie **Directions:** Btn Prosperity and Advancement

MLS#: E12225350**PIN#:** 213910087

Kitchens: 1	Exterior: Brick	Zoning: CR2.5(c1;r2*2224)
Fam Rm: Y	Drive: Rt-Of-Way	Cable TV: Hydro:
Basement: None	Gar/Gar Spcs: Built-In / 1	Gas: Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Electric	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age: 16-30	Prop Feat:	Retirement:
Year Built: 2001	Beach, Central Vacuum, Family Room,	Farm/Agr:
Yr Built Source: MPAC	Fenced Yard, Library, Park, Public Transit,	Oth Struct:
Apx Sqft: 1100-1500	Rec Centre	Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.77	x 5.77	Hardwood Floor
2	Living	Main	10.01	x 8.89	West View
3	Dining	Main	9.22	x 11.12	Centre Island
4	Kitchen	Main	13.65	x 12.93	East View
5	Rec	Ground	14.57	x 11.02	French Doors
6	Prim Bdrm	3rd	17.19	x 14.57	French Doors
7	Bathroom	3rd	7.97	x 7.28	Soaker
8	2nd Br	3rd	10.86	x 12.53	Double Closet

Client Remks: Take a trip down Memory Lane and land somewhere unforgettable welcome to 9 Agnes Lane. Tucked away on a quiet, private lane, in the heart of the East End. This hidden gem delivers sophisticated charm and city-smart living in equal measure. Behind the warm brick exterior is a modern two-bedroom home with a thoughtful layout, updates that are polished, and a vibe thats effortlessly cool. Upstairs, you'll find two oversized bedrooms one with a Juliette balcony that opens onto a private courtyard below, adding a romantic, tucked-away feel to your mornings. Whether you're sipping coffee or stargazing, its a moment. On the main level, gleaming hardwood floors set the stage for a warm, inviting space where living, dining, and entertaining blend together. The star of the show? A beautifully renovated kitchen with clean lines, quartz countertops, custom cabinetry, and a full suite of stainless steel appliances equally ready for a quiet Tuesday at the breakfast bar, or a Saturday night dinner party. Downstairs, flexibility is the name of the game. The family room is large, bright, and perfect as a home office, media room, or stylish studio space. It opens directly onto your private courtyard your own urban oasis, ideal for lazy Sundays or hosting friends. Bonus: there's direct access to the attached garage from the family room, making grocery runs and bike storage a breeze. Nestled in Leslieville, steps to Maple Leaf Forever Park, the Lake, Riverdale, and Little India, Little China, Riverside and the Beach, you're minutes from parks, trails, indie cafes, destination dining, and boutique shopping. Transit, the DVP, and the core are right at your fingertips. 9 Agnes Lane isn't just a home its a mood. Private, polished, and perfectly placed.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-465-7527


62 Curzon St
Toronto Ontario M4M 3B4

Toronto E01 South Riverdale Toronto

Taxes: \$6,029.89/2024**For:** Sale**Sold:** \$1,070,000**List:** \$999,000**Sold Date:** 05/27/2025**% Dif:** 107**SPIS:** N**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

3-Storey

14.99 x 135.22 Feet

Washrooms: 3**Irreg:**

1x2xGround, 1x4x3rd, 1x4x3rd

Dir/Cross St: Jones/Queen St E **Directions:** One way south off Dundas.**MLS#:** E12159723**PIN#:** 210510362

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Other	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1996			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Rec	Ground	11.75	x 14.34	2 Pc Bath W/O To Deck
2	Kitchen	2nd	19.26	x 10.01	Eat-In Kitchen O/Looks Frontyard
3	Dining	2nd	12.93	x 10.76	Open Concept Combined W/Living
4	Living	2nd	11.15	x 14.01	Open Concept Combined W/Dining
5	Prim Bdrm	3rd	12.17	x 11.84	4 Pc Ensuite Double Closet O/Looks Backyard
6	2nd Br	3rd	1942.26	x 9.51	B/I Closet O/Looks Frontyard
7	3rd Br	3rd	17.49	x 8.66	O/Looks Frontyard

Client Remks: Opportunity knocks in Leslieville! This one has it all. With a little TLC, this spacious freehold townhome offers unbeatable value and lifestyle. Located on a quiet cul-de-sac in the heart of Leslieville, this home spans three full levels of above-grade living space. Bright, functional, and ready for its next chapter. Checking all the boxes on this one...a welcoming main floor with an eat-in kitchen, open-concept living/dining space. Upstairs, three bedrooms including a primary with ensuite. On the ground level (yes, at grade), a sun-filled family room walks out to the private west facing backyard and connects directly to the garage. No more cold mornings scraping the ice from the car. The best part? The updates this home needs are cosmetic, simple, easy upgrades that don't require much vision but will add immediate value and style. Just steps to Queen East boutique shops, restaurants, schools, parks, and transit. Everything you love about Leslieville is right here.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888



263 Leslie St
Toronto Ontario M4M 3C8
 Toronto E01 South Riverdale Toronto
Taxes: \$5,459.59/2025
Sold Date: 06/23/2025
SPIS: N

Sold: \$1,076,800
List: \$899,000

For: Sale
% Dif: 120
Last Status: SLD
DOM: 6

Duplex
Link: 2-Storey
Fronting On: E
Acreage: 20.31 x 121.45 Feet
Irreg:
Rms: 8 + 4
Bedrooms: 4 + 2
Washrooms: 3
3x4
Dir/Cross St: Jones Ave / Gerrard St E **Directions:** Access from Dundas St E

MLS#: E12226655

PIN#: 210430229

Kitchens: 2 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Baseboard / Electric
A/C: Window Unit
Central Vac: N
Apx Age:
Year Built: 1988
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Library, Park, Place Of Worship, Public
 Transit, Rec Centre, School


Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Year: 1988
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.38	x 13.09	Parquet Floor	Window	Combined W/Dining
2	Dining	Main	12.76	x 6.36	Parquet Floor	Window	Combined W/Living
3	Kitchen	Main	9.45	x 7.55	Ceramic Floor		
4	Br	Main	9.48	x 8.3	Parquet Floor	Window	Double Closet
5	2nd Br	Main	12.76	x 8.89	Window	Parquet Floor	Double Closet
6	Living	2nd	12.83	x 19.49	Parquet Floor	Window	Combined W/Dining
7	Kitchen	2nd	9.45	x 7.58	Ceramic Floor		
8	Br	2nd	9.35	x 8.27	Window	Double Closet	Parquet Floor
9	2nd Br	2nd	12.76	x 9.02	Window	Double Closet	Parquet Floor
10	Kitchen	Bsmt	12.86	x 8.33	Tile Floor	Sump Pump	
11	Living	Bsmt	9.48	x 17.81	Combined W/Dining	Tile Floor	Window
12	Br	Bsmt	9.48	x 9.58	Tile Floor	Double Closet	Window
13	2nd Br	Bsmt	9.42	x 9.58	Tile Floor	Double Closet	Window

Client Remks: Exceptional Investment Opportunity in Leslieville! Welcome to 263 Leslie St, a detached legal duplex with a fully equipped basement in-law suite, perfectly situated in one of Torontos most vibrant and rapidly evolving neighbourhoods. This versatile property has operated as three self-contained 2-bed, 1-bath units, making it an ideal choice for investors, end-users, or multi-generational living. The main floor unit features two spacious bedrooms, a full bath, in-unit laundry, and is currently tenanted on a month-to-month lease. The vacant upper unit mirrors the layout and includes rough ins for laundry, ready for customization or a new tenant. The basement suite is bright and functional with a kitchen, two bedrooms, and a bathroom, plus a walk-out to the backyard, creating flexibility for rental or personal use. Key updates include a new roof (2015), weeping tile system, and sump pump for added peace of mind. The home also features two separate hydro meters (one for the upper level, and one for the main + basement), plus rare two-car laneway parking. Located in the heart of Leslieville, just steps to Queen Street East's eclectic mix of cafes, shops, and restaurants, with easy TTC access and future growth potential. Zoned and configured to generate excellent income now, with the ability to reconfigure as a single-family home, merge main + basement, or upgrade units for greater returns. Whether you're looking to live and rent or seeking a pure investment play in a highly desirable area, 263 Leslie St offers endless upside.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



32 Greenwood Ave
Toronto Ontario M4L 2P4
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,765.83/2025
Sold Date: 06/04/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,080,000
List: \$899,000
For: Sale
% Dif: 120
Fronting On: W
Acreage: 17.83 x 110 Feet
Irreg:
Rms: 7 + 1
Bedrooms: 3
Washrooms: 1
1x4x2nd
Dir/Cross St: Queen St E and Greenwood
Directions: North of Queen St E, West Side of Greenwood.

MLS#: E12179962			PIN#: 210410234		
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick / Shingle Drive: None Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Grnbelt/Conserv, Park, Public Transit		
			Zoning: Residential Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Ground	13.12	x 5.91	Large Window
2	Living	Ground	13.12	x 11.65	Imitation Fireplace
3	Dining	Ground	12.53	x 10.14	Formal Rm
4	Kitchen	Ground	12.47	x 10.1	Modern Kitchen
5	Prim Bdrm	2nd	13.68	x 11.94	Hardwood Floor
6	2nd Br	2nd	11.94	x 7.94	Hardwood Floor
7	3rd Br	2nd	12.01	x 8.23	Hardwood Floor
8	Rec	Bsmt	12.2	x 9.25	Broadloom
9	Laundry	Bsmt	12.76	x 7.15	Linoleum
Client Remks: Plant your roots on Greenwood. Welcome to your future happy place -- a semi-detached stunner in the heart of Leslieville, where vintage charm meets laid-back city living. With three spacious bedrooms and an inviting floor plan, this home is equal parts cozy and practical, offering just the right blend of character and potential. From the stained-glass windows and archways to the sun-drenched sunroom (perfect for working, relaxing, or admiring cute passing dogs), this house is brimming with personality. The kitchen? A culinary playground, complete with tons of storage and charming glass-detail cabinets. The backyard? A lush and private escape filled with blooming morning glories and a tree that blooms pink in the spring. The oversized deck is so spacious, it might qualify for its own postal code. Perfect for grilling, chilling, or pretending you're great at hosting. Upgrades? Absolutely. Double sinks, a renovated bathroom, new appliances, updated brickwork, roof, furnace, and even a soundproof room for your next podcast or jam session. But let's be honest: you're not just buying a home here. You're buying into one of Torontos most beloved east-end communities. You'll be steps from transit, farmers markets, and just a two-minute walk to Greenwood Park a local hub with skating in the winter, splash pads in the summer, and off-leash areas that make it a hit with dog owners year-round. This isn't just a home. It's your gateway to a neighbourhood thats equal parts cool and comfortable, creative and connected. If you know, you know. And if you don't yet, welcome to Leslieville. This isnt just a house. Its a vibe.					
Extras:					
Listing Contracted With: <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000					



82 Badgerow Ave
Toronto Ontario M4M 1V4
 Toronto E01 South Riverdale Toronto
Taxes: \$5,142/2025
Sold Date: 06/04/2025
SPIS: N **Last Status:** SLD **DOM:** 8

Sold: \$1,100,000
List: \$979,900

For: Sale **% Dif:** 112

Semi-Detached **Fronting On:** S **Rms:** 6 + 4
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey **16 x 108 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Pape and Dundas **Directions:** Pape and Dundas

MLS#: E12180261

PIN#: 210500381

Kitchens:	1 + 1	Exterior:	Other	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Cul De Sac, Fenced Yard, Hospital, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Public Transit		Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Main			Spec Desig:	Unknown


Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	5.31	x 11.48	Tile Floor	Window	Double Closet
2	Living	Main	11.81	x 13.55	Hardwood Floor	Window	
3	Dining	Main	13.91	x 13.55	Hardwood Floor	Open Concept	
4	Kitchen	Main	10.4	x 12.01	Hardwood Floor	W/O To Deck	O/Looks Dining
5	Prim Bdrm	2nd	11.38	x 13.39	Hardwood Floor	B/I Closet	
6	2nd Br	2nd	14.14	x 8.83	Hardwood Floor	Closet	
7	Bathroom	2nd	11.45	x 4.86	Marble Floor	Marble Counter	4 Pc Bath
8	Living	Lower	13.35	x 11.88	Broadloom	Open Concept	Combined W/Dining
9	Dining	Lower	13.35	x 11.88	Broadloom	Open Concept	Combined W/Living
10	Kitchen	Lower	10.47	x 11.88	Cork Floor	Open Concept	W/O To Yard
11	Br	Lower	10.6	x 10.17	Broadloom	Window	Double Closet
12	Bathroom	Lower	6.1	x 11.88	Tile Floor	Window	4 Pc Bath

Client Remks: Discover your perfect family home in the sought-after Carlaw Dundas neighborhood-a meticulously updated duplex offering both modern comforts and promising income potential. This inviting residence features a spacious two-story main unit with 2+1 bedrooms and 2 bathrooms, where a chef-inspired kitchen showcases custom cabinetry, a professional gas range, wood-block counters, and ample storage. The open dining area. seamlessly flows onto backyard porch, creating an ideal setting for indoor-outdoor family gatherings. Upstairs, two bright bedrooms share a beautifully appointed 4-piece bathroom, complete with elegant marble hexagon floors and a luxurious soaking tub. The thought fully designed main unit blends style and functionality, setting the stage for a vibrant family lifestyle. The fully independent lower level offers a move-in-ready 1-bedroom apartment with open-concept living, stainless steel appliances, in-suite laundry, and a private walkout leading to the shared backyard-an attractive feature for generating rental income income or accommodating ext extended family. Additional highlights include two private parking spots, modern conveniences such as in-unit washer/dryers and dishwashers in both units, and a serene, no-through-traffic location. Just minutes away, enjoy local cafes, boutiques, and easy access to transit, making this home an excellent choice for first-time buyers looking for a turnkey residence with added income potential. Included in the sale are all existing light fixtures, with the exception of the dining room chandelier, as well as the gas blower and equipment, the air conditioning unit, two stainless steel gas ranges and stoves, two stainless steel refrigerators, two stainless steel dishwashers, two washers, two dryers, and the existing TV located in the basement. Embrace urban family living and the opportunity to supplement your mortgage with rental income in one of Toronto's most desirable communities.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300

	117 Bertmount Ave Toronto Ontario M4M 2Y1 Toronto E01 South Riverdale Toronto Taxes: \$4,255.97/2024 Sold Date: 03/24/2025 SPIS: N Last Status: SLD DOM: 6				Sold: \$1,103,000 List: \$899,999 For: Sale % Dif: 123			
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 13.92 x 80 Feet Irreg:		Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4xLower, 1x4x2nd			
	Dir/Cross St: Dundas St E & Jones Ave Directions: South of Dundas St E and West of Jones Ave							
MLS#: E12026065 PIN#: 210510002								
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	14.24	x 12.83	O/Looks Frontyard	Picture Window	Fireplace	
2	Dining	Main	12.76	x 8.6	Open Concept	Large Window		
3	Kitchen	Main	14.4	x 12.83	Breakfast Bar	Open Concept	W/O To Yard	
4	Prim Bdrm	2nd	12.34	x 12.01	Bay Window	Closet Organizers		
5	2nd Br	2nd	12.83	x 8.99	Large Window	Closet		
6	3rd Br	2nd	11.84	x 7.51	O/Looks Backyard			
7	Rec	Lower	14.57	x 11.09	B/I Shelves			
8	Laundry	Lower	12.34	x 10.93	Laundry Sink			
Client Remks: This Leslieville Semi Is Flooded With Light & An Ideal Open Concept Main Floor For Family & Entertaining! Character, Warmth & High Ceilings Included!! Same Family Since 1992! Pride Of Ownership Is Clear. What A Location & Neighbourhood - 97% Walkscore, 94% Bikers Paradise & 80% For Excellent Transit! Fully Renovated Lower Level - Calling All Tall Buyers!! 7'8 Ft Ceiling Height! Reno Included Underpinning, Waterproofing, Weeping Tile, Sump Pump & Backflow Protection (2015). Weekend Walks To Queen St Or The Trendy Spots On Gerrard!! Convenient Proximity To It ALL!! Restos, Shopping, Parks, The Leslie St Spit, Entertainment & Transit. Leslieville Jr PS/Duke Of Connaught/Riverdale CI School Districts!								
Extras:								
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-5100								



19 Curzon St Toronto Ontario M4M 3B3 Toronto E01 South Riverdale Toronto Taxes: \$4,856.81/2024 Sold Date: 01/23/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,110,000 List: \$1,150,000 For: Sale % Dif: 97		
Semi-Detached Link: 2-Storey Dir/Cross St: Queen & Leslie		Fronting On: E Acreage: 15.92 x 100 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	

MLS#: E11924839			PIN#: 210420155					
Kitchens: 2 Fam Rm: N Basement: Part Fin / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Grnbelt/Conserv, Lake/Pond, Place Of Worship, Public Transit, School			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	12.11	x 9.15	Hardwood Floor	French Doors		
2	Dining	Main	12.24	x 10.76	Hardwood Floor	Open Concept	French Doors	
3	Kitchen	Main	12.73	x 10.04	Eat-In Kitchen	W/O To Deck		
4	Prim Bdrm	2nd	13.71	x 12.27	Picture Window	Hardwood Floor		
5	2nd Br	2nd	12.3	x 8.56	Hardwood Floor			
6	3rd Br	2nd	7.91	x 13.52	Vinyl Floor	O/Looks Backyard		
7	Utility	Lower	10.5	x 7.05	Unfinished			
8	Family	Lower	21.1	x 12.73	3 Pc Bath	W/O To Yard		
Client Remks: Solid Brick, 2 Storey. 3 Bedroom Home in Desirable Location, Large Front Porch with Detached Garage off Laneway, Separate Entrance to Basement with Loads of Potential, Hardwood Floors, Renovated Main Bathroom, New Light Fixtures, Freshly Painted, Ready For Your Ideas								
Extras:								
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-245-9933								



52 Empire Ave
Toronto Ontario M4M 2L4
 Toronto E01 South Riverdale Toronto
Taxes: \$5,279/2024
Sold Date: 05/13/2025
SPIS: N

Sold: \$1,116,500
List: \$999,900

For: Sale **% Dif:** 112

Last Status: SLD **DOM:** 8

Semi-Detached

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

17.12 x 88.6 Feet

Washrooms: 1

Irreg:

1x4

Dir/Cross St: Queen/Carlaw **Directions:** Empire Ave

MLS#: E12123926

PIN#: 210760263

Kitchens:	1	Exterior:	Brick Front	Zoning:	Res
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
ApX Age:	51-99	Prop Feat:	Family Room, Park, Rec Centre	Retirement:	
ApX Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.02	x 13.12	Hardwood Floor	Fireplace	Window
2	Living	Main	12.04	x 13.39	Hardwood Floor	Window	French Doors
3	Kitchen	Main	10.79	x 14.73	Ceramic Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.06	x 12.43	Broadloom	Window	
5	2nd Br	2nd	9.48	x 11.61	Broadloom	Window	
6	3rd Br	2nd	10.79	x 10.14	Broadloom	Window	
7		Bsmt	15.03	x 41.93			

Client Remks: Prime Leslieville 3 Bedroom with rare 2 car parking! This home has tons of space throughout: spacious living/dining rooms, large eat-in kitchen and well-sized bedrooms. Handsome curb appeal with full classic front porch. Oak hardwood on main, walk-out from kitchen to private newer deck. A nice wide home with good-sized principal rooms. Steps to Jimmie Simpson park & the new Ontario line station. The best stretch of Queen Street East to enjoy all that Leslieville and Riverside districts have to offer: restaurants, cafes, shops, great schools and lovely people! Unbeatable location. 97 Walkscore! There is a lot of potential here to customize 52 Empire to make your perfect Leslieville home with parking!

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-465-7850



32 Lewis St
Toronto Ontario M4M 2H3
 Toronto E01 South Riverdale Toronto
Taxes: \$5,185.85/2024
Sold Date: 02/26/2025
SPIS: N **Last Status:** SLD **DOM:** 8

Sold: \$1,120,032
List: \$979,000

For: Sale **% Dif:** 114

Att/Row/Twnhouse **Fronting On:** W **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 12.63 x 135.01 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x3x2nd
Dir/Cross St: Eastern Avenue & Broadview Avenue

MLS#: E11977146

PIN#: 210760395

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Fireplace/Stove	Retirement: N
Year Built: 1899		Farm/Agr:
Yr Built Source: MPAC		Oth Struct: Garden Shed
Apx Sqft:		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.83	x 11.68	Large Window	Fireplace	Pot Lights
2	Dining	Main	22.83	x 11.68	Open Concept	Pot Lights	2 Pc Bath
3	Kitchen	Main	15.42	x 10.01	Centre Island	Backsplash	W/O To Deck
4	Prim Bdrm	2nd	11.52	x 11.68	East View	Double Closet	Large Window
5	2nd Br	2nd	8.5	x 10.01	Large Window	French Doors	O/Looks Backyard
6	Sitting	2nd	12.34	x 8.6	3 Pc Bath	Window	Open Concept
7	Rec	Lower	14.6	x 10.01	Above Grade Window	Open Concept	Finished
8	Br	Lower	14.24	x 8.5	Pot Lights	Above Grade Window	Open Concept
9	Laundry	Lower	9.68	x 8.01	Open Concept	Finished	Walk-Thru

Client Remks: It's Time For Another Truest On Lewis, My Friends! The Moment Your Foot Graces The Snowy Front Porch And Painted Brick Facade, You're Greeted By Possibilities. Winsome & Likable And Darn Irresistible. You Know The Type The Perfect Best Friend To Cheer Up Those February Blues: Light-Hearted, Warm, Inviting, Trusting, And Unpretentious (We Respect A Humble Brag Around Here)! Whispering Of Its Exceptional Locale And Close-Knit Community, This Leslieville Heart-Tugger Beckons The Home Dreamers, The Achievers, And The Family Makers. Here, Every Corner, Every Edge, Carries A Promise Just For You Bright & Airy Spaces, Hints Of Exposed Brick, Sun-Drenched Afternoons In Your Oversized Kitchen (Bye-Bye Condo Cooking), And A Generous Backyard For A Real-Deal Summer Soiree, A Little Pup In Training Or Maybe Some Amateur Green-Thumbing Types? Subtle Touches Of Black Accents, Rich Walnuts, White Marble, And Brushed Brass Metals? Absolutely. Plus, Big-Time Ceiling Heights To Boost Size & Scale Over Two Floors (You'll Have To See It To Believe It), Bright Washrooms Fitted With Contemporary Finishes (Including A Rare Main Floor Powder), Pretty & Cozy Bedrooms And A Finished Lower-Level Flex Space Perfect For Movie Nights Or A Work-From-Home Private Nook. Whether It's an Investment For The Future Or A Property For The Present, The Choice Remains Yours! This Desirable Dream-Sicle Is Smack In An Unbeatable Leslieville Pocket On The Up And Up A Walkable, Bikeable And Supremely Likeable With A Touch Of That Old-School Magic Where Your Neighbours Have Your Back (And You Do Theirs)! Lets Get After It, And We'll See You At The Open Houses This Weekend!

Extras:

Listing Contracted With: FOX MARIN ASSOCIATES LTD. 416-322-5000


344 Logan Ave
Toronto Ontario M4M 2N7

Toronto E01 South Riverdale Toronto

Taxes: \$4,707/2024**For:** Sale**Sold:** \$1,145,000**List:** \$1,149,000**Sold Date:** 05/15/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

Fronting On: W**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

14.67 x 115 Feet


Washrooms: 4**Irreg:**1x2xMain, 1x3xMain, 1x4x2nd,
1x4xBsmt**Dir/Cross St:** Dundas St East & Logan Ave**Directions:** South on Logan Ave from Dundas St East**MLS#:** E12144953**PIN#:** 210750013

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Crawl Space / Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Heat Pump / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1905	Arts Centre, Beach, Family Room, Fenced		Farm/Agr:	
Yr Built Source:	MPAC	Yard, Library, Park, Public Transit		Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	Unknown
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.61	x 9.51	Hardwood Floor	Casement Windows	Wood Trim
2	Kitchen	Main	6.17	x 9.19	Tile Floor	Stainless Steel Sink	W/O To Deck
3	Br	Main	12.66	x 12.04	Hardwood Floor	2 Pc Ensuite	O/Looks Frontyard
4	Br	Main	9.35	x 12.6	Hardwood Floor	Casement Windows	Closet
5	Bathroom	Main	5.84	x 5.91	Tile Floor	3 Pc Bath	Combined W/Laundry
6	Living	2nd	12.57	x 12.63	Hardwood Floor	Casement Windows	O/Looks Frontyard
7	Dining	2nd	9.88	x 12.6	Hardwood Floor	Combined W/Kitchen	Open Concept
8	Kitchen	2nd	9.88	x 12.6	Hardwood Floor	Stainless Steel Appl	Ceiling Fan
9	Br	2nd	9.09	x 9.35	Hardwood Floor	Ceiling Fan	O/Looks Backyard
10	Rec	Bsmt	10.24	x 11.19	Tile Floor	Pot Lights	Above Grade Window
11	Laundry	Bsmt	6.92	x 6.92	Tile Floor	Laundry Sink	Open Concept
12	Bathroom	Bsmt	5.02	x 6.96	Tile Floor	4 Pc Bath	B/I Vanity

Client Remks: **OPEN HOUSE CANCELLED MAY 17 & 18** Welcome to 344 Logan Avenue, a beautifully updated and thoughtfully laid-out home in the heart of vibrant Leslieville, offering exceptional versatility across three fully finished levels. This unique property features 3+1 bedrooms and 4 bathrooms, making it ideal for multi-generational living, rental income, or live/work flexibility. The main floor boasts two spacious bedrooms, a bright living area, and a modern kitchen at the rear, complemented by a newly renovated 3-piece bathroom and an additional 2-piece powder room both with updated fixtures, cabinets, and a stacked laundry unit tucked into the layout for convenience. Upstairs, the private one-bedroom suite includes its own 4-piece bathroom with new cabinetry, a fully equipped kitchen with a brand new fridge, dishwasher, and countertop, and blackout curtains in the bedroom and living areas for comfort and privacy. The fully waterproofed basement includes another generous bedroom, a clean 4-piece bathroom, a dedicated laundry area, and a partial concrete crawlspace for extra storage. Additional highlights include built-in light fixtures throughout, blackout blinds and curtains in the main and upper-level bedrooms and living rooms, an Ecobee smart thermostat (installed in 2024), and updated 100-amp electrical with all new wiring. The windows at the front of the house are just 8 years old and double-pane with screens, while those at the rear are approximately 15 years old. The property also offers tandem parking for two cars. Enjoy everything Leslieville has to offer: steps to amazing restaurants, local shops, indie theatres, quality schools, grocery stores, and lush parks. You're just minutes from Torontos Beaches, with easy access to highways and transit. Best of all, the home is within a 10-minute walk to the future Leslieville station of the Ontario Line Toronto's upcoming TTC relief line which will connect the GTA in under 30 minutes from end to end.

Extras:**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC.416-739-7200



1584 Dundas St E
Toronto Ontario M4L 1K8
Toronto E01 South Riverdale Toronto
Taxes: \$3,812.49/2024
Sold Date: 03/24/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,147,500
List: \$999,000
For: Sale
% Dif: 115

Att/Row/Twnhouse
Link:
2-Storey

Fronting On: N
Acreage:
16.17 x 75 Feet
Irreg:

Rms: 5 + 1
Bedrooms: 2
Washrooms: 2
1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood Ave and Dundas St
Directions: Greenwood / Dundas

MLS#: E12023954

PIN#: 210440130

Kitchens: 1
Fam Rm: Y
Basement: Finished / Full
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Stucco/Plaster
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
Family Room, Fireplace/Stove

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	24.74	x 15.49	Bamboo Floor	Open Concept	Combined W/Dining
2	Dining	Ground	24.74	x 15.49	Bamboo Floor	Window	Pot Lights
3	Kitchen	Ground	9.68	x 7.35	Stainless Steel Appl	Window	W/O To Deck
4	Prim Bdrm	2nd	9.51	x 13.32	Bamboo Floor	Vaulted Ceiling	Large Closet
5	2nd Br	2nd	9.68	x 9.09	Skylight	Semi Ensuite	Vaulted Ceiling
6	Rec	Bsmt	19.32	x 14.67	Vinyl Floor	Large Closet	Pot Lights
7	Laundry	Bsmt	4.76	x 14.67	Laundry Sink	Sliding Doors	

Client Remks: Welcome to your new home in Toronto's vibrant Leslieville! From the moment you step inside, you'll be captivated by the spacious, open feel of this unique residence. The main living area is bathed in natural light and features a beautifully designed open-concept living and dining space, ideal for hosting friends or cozying up with family. The kitchen is both stylish and practical, equipped with modern appliances, lovely views of the park, and direct walkout to a serene back yard with perennial garden. Upstairs, you'll find two generously sized bedrooms with soaring vaulted ceilings, adding a light and breezy feel to your personal retreat. Meanwhile, the bright finished basement is an absolute gem! Plus, the renovated second bathroom with a luxurious soaker tub is a perfect place to unwind. And lets talk about the location - just steps away from Greenwood Park, where you can enjoy a fully redesigned dog park, an outdoor pool, a skating rink, baseball and soccer fields, and the bustling Leslieville Farmer's Market! Truly a fantastic place to live, work and play. Open House Saturday and Sunday from 2-4pm.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-465-7850


6 Marjory Ave
Toronto Ontario M4M 2Y3

Toronto E01 South Riverdale Toronto

Taxes: \$5,185.85/2024**For:** Sale**Sold:** \$1,150,000**List:** \$999,000**Sold Date:** 05/26/2025**% Dif:** 115**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

Fronting On: W**Rms:** 4 + 1**Link:****Acreage:****Bedrooms:** 2

2-Storey

18.08 x 103 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x2xLower

Dir/Cross St: Dundas East And Jones **Directions:** One Way North On Marjory**MLS#:** E12165098**PIN#:** 210500455

Kitchens:	1	Exterior:	Board/Batten / Brick Front	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Fin W/O / W/O	Gar/Gar Spcs:	None / 0	Gas:	
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 10.5	Hardwood Floor	Open Concept	Large Window
2	Kitchen	Main	11.09	x 15.09	Hardwood Floor	Open Concept	Combined W/Dining
3	Dining	Main	15.09	x 11.09	Hardwood Floor	W/O To Deck	Combined W/Kitchen
4	Prim Bdrm	2nd	14.34	x 12.3	W/O To Terrace	W/I Closet	Hardwood Floor
5	2nd Br	2nd	10.66	x 9.35	O/Looks Backyard	Hardwood Floor	
6	Rec	Lower	10.33	x 13.78	W/O To Yard	Fireplace	2 Pc Bath

Client Remks: Situated Just Steps From Gerrard Square And The Streetcar, This Thoughtfully Updated Semi-Detached Home Offers Refined Comfort, Exceptional Outdoor Living, And A Coveted Urban Lifestyle. The Spacious Open-Concept Main Floor Is Ideal For Modern Living And Entertaining, With A Generous Living/Dining Area That Seamlessly Flows Into A Chef-Inspired Kitchen. Renovated In 2014, The Kitchen Features Premium Appliances Including A Fisher Paykel Fridge, Dacor Gas Stove, And Wolf Exhaust Hood, All Complemented By sleek Cabinetry And Elegant Finishes. West-Facing Views Overlook A Lush, Landscaped Garden, Creating A Tranquil Backdrop For Daily Living. Step Out From The Main Level To A Covered Terrace Perfect For Al Fresco Dining Or Relaxed Entertaining. A Graceful Circular Staircase Leads To A Lower Garden-level Patio, Enhanced With 12 Inches Of Excavation, Screening, And Lime Stone For Proper Drainage Yet Another Inviting Space For Gatherings. The Lower Level Itself Is Remarkably Bright, With A Fireplace, Powder Room, And Rare Walk-out To The Backyard, Giving It The Feel Of An Above-Ground Suite. Upstairs, The Expansive Primary Bedroom Features A Walk-In Wardrobe And Walk-Out To A Large, Private Terrace Your Personal Retreat In The Heart Of The City. The Second Bedroom Offers Lovely Views Over The Private Rear Garden, Adding To The Homes Sense Of Calm And Privacy. This Property Has Been Extensively Upgraded Over The Years With Quality And Longevity In Mind. Key Updates Include: New HVAC System 2024, Rebuilt Upper Deck Off The Primary Bedroom With Proper Roofing Material (2012), New front Windows, Front Door, And Sliding Door In Bedroom (2012), Insulated And Sided Front Wall For Improved Efficiency, Renovated Kitchen Flat roof and manual skylight (opens with crank)- 2014

Extras:**Listing Contracted With:** JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE416-489-2121


25 Kent Rd
Toronto Ontario M4L 2X5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,422/2024**For:** Sale**Sold:** \$1,152,000**List:** \$899,999**% Dif:** 128**Sold Date:** 02/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

Fronting On: E**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 2

2-Storey

16.08 x 90 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Queen St E & Coxwell Ave**MLS#:** E11984800**PIN#:** 210390175

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	7.22	x 12.37	Hardwood Floor	Pot Lights	Large Window
2	Living	Main	11.55	x 11.75	Hardwood Floor	Gas Fireplace	B/I Bookcase
3	Dining	Main	13.02	x 9.38	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	8.99	x 11.81	Stainless Steel Appl	O/Looks Backyard	Pot Lights
5	Breakfast	Main	5.64	x 7.22	W/O To Sundeck	O/Looks Backyard	
6	Prim Bdrm	2nd	12.3	x 13.42	Double Closet	Large Window	
7	2nd Br	2nd	10.37	x 8.04	Double Closet	Window	
8	Rec	Bsmt	28.97	x 12.6	Pot Lights	Above Grade Window	3 Pc Bath

Client Remks: Welcome home! This bright, beautifully renovated two-bedroom, two-bathroom gem is move-in ready and waiting for you. Imagine cozy evenings in the living room, curled up by the gas fireplace, with custom built-ins. The spacious dining room is perfect for gathering with loved ones, leading seamlessly into the updated kitchen with a charming breakfast nook, your new favourite spot for morning coffee. Upstairs you'll find two spacious bedrooms with an oversized four-piece family bathroom for added comfort. The finished basement is the ultimate bonus space, whether you're hosting movie nights, welcoming overnight guests, or just looking for a cozy spot to relax, the spacious rec room and newly renovated three-piece bathroom have you covered. Step outside to your own backyard retreat! Fire up the grill on the large, sun-filled deck, or unwind in the professionally landscaped, fully fenced-in backyard an oasis of privacy and tranquility. If you love gardening or cycling, you'll appreciate the spacious garden shed for all your gear. This home has been meticulously maintained, with upgrades like a newer roof, windows, and appliances, so you can move in with confidence. And the location doesn't get much better! You're just steps from some of Leslieville's best restaurants, pubs, and coffee shops. Spend weekends strolling to Ashbridges Bay, where scenic lakeside trails await, or head to Woodbine Park for festivals, a splash pad, and a vibrant community vibe. Greenwood Park is a short walk away, with a dog park, skating rink, playground, and a summer farmers market. With easy access to TTC, bike lanes, and major routes, commuting is effortless. This is urban living at it's finest. Don't miss your chance to make it yours!

Extras:**Listing Contracted With:** UNION REALTY BROKERAGE INC. 416-686-9618


39 Badgerow Ave
Toronto Ontario M4M 1V5

Toronto E01 South Riverdale Toronto

Taxes: \$6,144/2024**For:** Sale**Sold:** \$1,157,000**List:** \$1,100,000**Sold Date:** 04/15/2025**% Dif:** 105**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: S**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

16.08 x 108 Feet

Washrooms: 3**Irreg:**

1x4xGround, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Pape and Dundas **Directions:** East of Pape avenue**MLS#:** E12068090**PIN#:** 210500413**Assignment:** N**Fractional Ownership:** N**Kitchens:**

3

Fam Rm:

N

Basement:

Apartment

Fireplace/Stv:

N

Heat:

Baseboard / Electric

A/C:

None

Central Vac:

N

Apx Age:

100+

Year Built:

1909

Yr Built Source:

MPAC

Apx Sqft:

1500-2000

Assessment:2024 **POTL:**

N

POTL Mo Fee:**Laundry lev:****Exterior:**

Brick Front / Vinyl Siding

Drive:

Lane

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

2

Tot Prk Spcs:

2

UFFI:**Pool:**

None

Prop Feat:

Park, Public Transit, School

Zoning:**Cable TV:****Hydro:****Gas:****Phone:****Water:**

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:**Retirement:**

N

Farm/Agr:**Oth Struct:****Survey Type:**

None

Spec Desig:

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.35	x 10.7	Hardwood Floor
2	Kitchen	Ground	16.77	x 9.38	W/O To Deck
3	Br	Ground	11.75	x 9.09	Hardwood Floor
4	Kitchen	2nd	13.52	x 11.38	Updated
5	Prim Bdrm	2nd	13.55	x 11.65	Hardwood Floor
6	Laundry	2nd	9.51	x 9.15	
7	Living	3rd	25.98	x 13.65	W/O To Deck
8	Kitchen	Bsmt	8.99	x 6.1	Hardwood Floor
9	Br	Bsmt	12.3	x 10.2	
10	Living	Bsmt	10.3	x 6.2	

Client Remks: A fantastic investment opportunity in the heart of highly sought-after Leslieville! This solid, well-maintained property features three self-contained apartments, offering flexibility and strong income potential in one of Toronto's most desirable and walkable neighbourhoods. Unit 1: 1-bedroom, main floor Unit 2: 1-bedroom, basement Unit 3: 2-bedroom spread across the second and third floors. All units are currently tenanted on a month-to-month basis, giving you the freedom to continue as a fully tenanted investment, move in and enjoy supplemental income, or convert the property into a stunning single-family home. With two-car laneway parking, and a location just steps to shops, restaurants, parks, transit, and everything Leslieville has to offer, this property presents endless potential. Whether you're an investor, end-user, or someone looking to build their dream home this is a rare opportunity in a thriving east-end community. Please allow 24 hours for showings.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-462-1888



48 Logan Ave
Toronto Ontario M4M 2M8
 Toronto E01 South Riverdale Toronto
Taxes: \$4,763.82/2025
Sold Date: 03/19/2025
SPIS: N **Last Status:** SLD **DOM:** 19

Sold: \$1,180,000
List: \$1,218,000

For: Sale **% Dif:** 97

Att/Row/Twnhouse **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 15 x 114.83 Feet **Washrooms:** 2
Irreg: 1x3xMain, 1x3xUpper
Dir/Cross St: Eastern/Lakeshore **Directions:** Eastern/Lakeshore

MLS#: E11992888

PIN#: 210540015

Kitchens:	1	Exterior:	Alum Siding / Concrete	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	A
Basement:	Part Bsmt / Unfinished	Gar/Gar Spcs:	Detached / 1	Gas:	A
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fenced Yard, Level, Public Transit	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.58	x 6.33	Double Doors	Tile Floor	Double Closet
2	Living	Main	13.32	x 10.93	Open Concept	Pot Lights	Staircase
3	Dining	Main	11.52	x 11.09	Open Concept	Pot Lights	Window
4	Kitchen	Main	13.85	x 10.93	Centre Island	Stainless Steel Appl	Pantry
5	Mudroom	Main	9.32	x 5.41	Combined W/Laundry	Tile Floor	W/O To Yard
6	Bathroom	Main	9.32	x 5.25	3 Pc Bath	Soaker	Window
7	Prim Bdrm	2nd	11.25	x 10.99	Hardwood Floor	Mirrored Closet	Window
8	2nd Br	2nd	9.84	x 8.92	Hardwood Floor	Double Closet	W/O To Terrace
9	Bathroom	2nd	8.5	x 4.43	3 Pc Bath	Tile Floor	Window
10	Utility	Lower	14.6	x 14.01	Unfinished		

Client Remks: A Sophisticated Townhome in South Riverdale. With its charming curb appeal, this exceptional townhome captures both sophistication and smart design. The main level welcomes you with a large enclosed foyer with heated floors, an excellent space for a home office or mudroom. The inviting living room flows effortlessly into a sprawling, elegant kitchen, designed for both cooking and entertaining, featuring a large center island and high-end finishes. At the rear of the home, you'll find a beautifully appointed full bathroom, a well-equipped laundry area, and a walkout to a private terrace - an ideal spot to relax and recharge. Plus, a rare detached single-car garage offers sought-after parking and storage. Upstairs, the second level boasts two spacious bedrooms, both with generous closet space. The west-facing bedroom enjoys its own private terrace, while a beautifully finished three-piece bathroom completes the level. The lower level offers abundant storage and a versatile space for your needs. Tucked away in one of Toronto's most desirable neighborhoods, this home presents a wonderful opportunity to live beautifully in South Riverdale.

Extras:

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



26 Rushbrooke Ave		Sold: \$1,190,000	
Toronto Ontario M4M 3A9		List: \$1,199,900	
Toronto E01 South Riverdale Toronto			
Taxes: \$5,293.14/2024		For: Sale	% Dif: 99
Sold Date: 05/08/2025			
SPIS: N	Last Status: SLD	DOM: 0	
Semi-Detached	Fronting On: W	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	15.33 x 100 Feet	Washrooms: 1	
	Irreg:	1x4x2nd	
Dir/Cross St: Queen And Leslie Directions: Queen And Leslie			

MLS#: E12133412	PIN#: 210520228
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Part Fin		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 2		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 2		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront: None	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: None	
Laundry lev:				Spec Desig: Unknown	

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 12.57	Hardwood Floor	Pot Lights	Picture Window
2	Dining	Main	13.48	x 9.84	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	10.56	x 12.63	Tile Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	Upper	13.29	x 11.22	Broadloom	Double Closet	O/Looks Frontyard
5	Bathroom	Upper	8.43	x 4.63	Tile Floor	4 Pc Bath	Window
6	2nd Br	Upper	10.17	x 13.12	Broadloom	Double Closet	O/Looks Backyard
7	3rd Br	Upper	8.07	x 11.61	Broadloom	Window	
8	Rec	Lower	14.3	x 10.5	Broadloom	Above Grade Window	

Client Remks: Welcome to Leslieville! The quintessential updated east-side home that checks all your boxes including spacious and convenient parking! This 3-bedroom semi is on one of the most family-friendly, picturesque tree-lined streets in Leslieville and is move-in ready. Wonderful open concept main floor with hardwood flooring and separate living and dining rooms, renovated kitchen with brand-new quartz counters and double undermount sink, loads of cabinet space, & walkout to back deck & lawn just in time for summer barbecues! Three generous second level bedrooms including large primary with vaulted ceiling, modern 4-piece bathroom, plus a fantastic lower level rec-room with rare 68 ceiling height makes an awesome TV room, kids play area, or home office. Lane access provides parking for two small cars or your large SUV; you decide! Steps to Leslie Grove Park & Prime Queen Streets best local gems including Descendant Pizza, Tango Palace Coffee, Bobette & Belle, Nodo, & Eastside Social. Easy access to financial district, DVP, transit and bike paths. Excellent Carson Dunlop Home Inspection Available; recent upgrades to heating, cooling, appliances & plumbing (prior owners upgraded roof & electrical). An absolute pleasure to view, see you soon!

Extras:
Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660



33 Austin Ave
Toronto Ontario M4M 1V7
 Toronto E01 South Riverdale Toronto
Taxes: \$4,685.14/2024 **For:** Sale **% Dif:** 121
Sold Date: 02/04/2025
SPIS: N **Last Status:** SLD **DOM:** 5
Att/Row/Twnhouse **Fronting On:** S **Rms:** 5 + 2
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 14 x 113 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Pape & Dundas

MLS#: E11947021**PIN#:** 210500332**Assignment:** N

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Full	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Library, Park, Public Transit, Rec Centre,		Farm/Agr:	
Assessment:	POTL: N	School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.65	x 10.47	Hardwood Floor	Open Concept	O/Looks Backyard
2	Dining	Main	9.78	x 6.76	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.63	x 9.22	Pot Lights	Tile Floor	O/Looks Frontyard
4	Prim Bdrm	2nd	10.83	x 10.17	4 Pc Bath	W/W Closet	Hardwood Floor
5	2nd Br	2nd	13.52	x 9.12	Hardwood Floor	Large Window	
6	Rec	Lower	10.2	x 17.91	Wall Sconce Lighting	Broadloom	
7	Laundry	Lower	13.65	x 7.97	Pot Lights	B/I Shelves	
8	Loft	Upper	13.62	x 29.89	Unfinished		

Client Remks: This stunning Victorian home, with its original 1898 brick facade and stylish contemporary finishes and solid renovation, is located on a quiet tree-lined street between Leslieville and Riverdale. The home features soaring ceilings, a practical foyer entrance, a beautiful olive Shaker kitchen, a charming bathroom with exposed brick & deep soaker tub, and two spacious bedrooms. Additionally, there is a great finished basement with a recreation room, laundry room, and storage. The property sits on a 114-foot-deep lot with rear lane parking. A set of pull-down attic stairs leads to fantastic storage and future living space potential! This captivating home is truly one-of-a-kind and is sure to leave a lasting impression. Don't miss your chance to own a piece of history combined with modern elegance!

Extras: Conveniently located near plenty of shopping/dining options, TTC, great parks & schools!

Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. 416-699-2992


211 Hamilton St
Toronto Ontario M4M 2E3

Toronto E01 South Riverdale Toronto

Taxes: \$5,371.82/2024**For:** Sale**Sold:** \$1,200,000**List:** \$1,249,000**Sold Date:** 05/23/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 15**Att/Row/Twnhouse****Fronting On:** E**Rms:** 7**Link:****Acreage:****Bedrooms:** 2

2-Storey

16.77 x 92 Feet

Washrooms: 1**Irreg:**

1x5x2nd

Dir/Cross St: Gerrard & Broadview **Directions:** Gerrard & Broadview**MLS#:** E12132536**PIN#:** 210720173

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Year Built:	1860			Farm/Agr:	
Apx Sqft:	1100-1500			Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.15	x 4.92	Tile Floor	W/O To Porch	
2	Living	Main	17.42	x 13.58	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	10.66	x 8.33	Family Size Kitchen	Quartz Counter	Stainless Steel Appl
4	Dining	Main	10.33	x 7.84	Combined W/Kitchen	Hardwood Floor	
5	Family	Main	15.16	x 11.15	Fireplace	W/O To Patio	
6	Prim Bdrm	2nd	10.83	x 8.33	Closet Organizers	W/O To Balcony	Pot Lights
7	2nd Br	2nd	15.91	x 13.25	Double Closet	Window	Pot Lights
8	Bathroom	2nd	15.58	x 11.25	5 Pc Bath	Skylight	Double Sink
9	Laundry	Bsmt	15.75	x 13.42	Concrete Floor	Laundry Sink	B/I Shelves
10	Workshop	Bsmt	15.68	x 14.17	Concrete Floor	Window	

Client Remks: Welcome to a truly special opportunity in one of Torontos most vibrant communities. This end-of-row, semi-like century home offers a perfect balance of historic character and thoughtful updates, creating a warm, sun-filled retreat in the heart of Riverside. Soaring two-story atrium windows flood the open-concept main floor with natural light, highlighting the spacious living and dining rooms and cozy wood-burning fireplace. The updated kitchen serves as the heart of the home, wrapped in sunshine and warmth. Step outside to an inviting backyard garden oasis featuring a stone patio, low-maintenance turf, deck, and mature trees, ideal for summer gatherings or quiet evenings. Upstairs, generously sized bedrooms and a spa-inspired bathroom offer comfort and a touch of everyday luxury. Peace of mind comes with recent updates including a new washer/dryer (2022), eaves (2024), siding (2025) masonry (2025), and underground piping (2022). With its unbeatable location just steps from the vibrant cafes, shops, and amenities of Gerrard St and Queen St and the iconic Riverdale Park, this is your chance to own a timeless home in one of the citys most sought-after neighborhoods.

Extras:**Listing Contracted With:** REAL ESTATE HOMEWARD 416-698-2090


1518 Queen St E
Toronto Ontario M4L 1E3

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,664/2024**For:** Sale**Sold:** \$1,200,000**List:** \$998,800**% Dif:** 120**Sold Date:** 05/20/2025**SPIS:** N**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** N**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3

3-Storey

13.78 x 58.55 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x4x3rd

Dir/Cross St: Queen And Greenwood **Directions:** Across from the Park!**MLS#:** E12143398**PIN#:** 210390079

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Rt-Of-Way	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Beach, Fireplace/Stove, Hospital, Park,		Farm/Agr:	
Assessment:	POTL:	Public Transit, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.98	x 9.51	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	7.97	x 12.83	Hardwood Floor	Gas Fireplace	Open Concept
3	Kitchen	Main	10.2	x 12.96	Heated Floor	Stainless Steel Appl	W/O To Balcony
4	Prim Bdrm	3rd	17.55	x 12.89	W/O To Deck	4 Pc Ensuite	Built-In Speakers
5	2nd Br	2nd	12.8	x 12.83	Hardwood Floor	California Shutters	South View
6	3rd Br	2nd	10.2	x 12.86	Hardwood Floor	Closet	W/O To Balcony
7	Rec	Lower	12.2	x 9.55	Laminate	Above Grade Window	Access To Garage

Client Remks: Stop scrolling - you just found the one! This freehold (no condo fees) executive townhouse offers stress-free living with no grass to cut, and with your built-in garage, you'll never have to scrape ice from your car again! Gorgeous hardwood planks line the open-concept living/dining rooms, while a gas fireplace anchors the space and provides a cozy backdrop for relaxing in your living room or entertaining friends. The large bay window overlooks Jonathan Ashbridge Park (tennis courts, splash pad & more!). The eat-in kitchen is stunning - with heated floors, a waterfall stone counter, double stainless steel under-counter sinks, a gorgeous backsplash, updated appliances, and additional pot lights. A custom island with matching stone top is included, and there is a convenient sliding door that walks out to your breakfast balcony. Don't miss the main floor powder room - that's right, this home offers 3 bathrooms! The primary floor features an oversized bedroom with a convenient nook overlooking the park, walk-through closets with built-in organizers, and a killer ensuite bathroom with glass shower, double vanity, and a skylight! You even have your own rooftop terrace. On the second level, two additional bedrooms share a 4-piece bathroom, and easy second-floor laundry makes life even simpler. The basement rec room/gym/office is also zoned commercial/residential - making this an ideal home for entrepreneurs, as you can work from the lower level and clients will never enter your personal living space. Freshly painted, with an updated lighting package throughout and smoothed ceilings, this home is truly turnkey. The location: wow! A quick walk to the beach, boardwalk, volleyball, bike & running trails, direct access downtown via the streetcar at your door, and a great elementary school with French immersion just one block away! The Queen & Ashbridge condo development is wrapping up just a block away, which is going to bring even more life, restaurants, and shops to the area.

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



17 Allen Ave			Sold: \$1,211,800		
Toronto Ontario M4M 1T5			List: \$1,189,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$4,528/2024		For: Sale		% Dif: 102	
Sold Date: 06/06/2025					
SPIS: N		Last Status: SLD		DOM: 2	
Other		Fronting On: S		Rms: 6	
Link:		Acreage:		Bedrooms: 3	
2-Storey		14 x 74 Feet		Washrooms: 3	
		Irreg:		1x2xBsmt, 1x4x2nd, 1x2xMain	
Dir/Cross St: Broadview/Dundas Directions: Broadview/Dundas					

MLS#: E12194634	PIN#: 210710253
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Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Vinyl Siding Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School		Zoning: Cable TV: Gas: Y Water: Municipal Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		Hydro: Y Phone:
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Topography: Level					
#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: Step into the perfect blend of classic charm and modern sophistication with this professionally designed end-of-row Victorian home-offering the feel and privacy of a semi- detached-in one of Toronto's most sought-after neighbourhoods. With 3 spacious bedrooms and 2+1 bathrooms, this thoughtfully redesigned home is ideal for young and growing families.Enjoy engineered hardwood flooring throughout, a beautifully renovated kitchen with stainless steel appliances, striking green marble countertops, and custom cabinetry. The main floor features a new powder room, while the updated upper-level bathrooms add style and convenience. The primary bedroom includes custom built-ins and a sleek media wall for a refined retreat.Major upgrades include all new windows and exterior doors, new air conditioning unit, recessed lighting, new plumbing stack and backwater valve, refreshed soffits, eavestroughs, and vinyl siding. Exterior updates also include tuck-pointing and new lighting. As an end unit, this home benefits from extra natural light and added privacy. The hardscaped backyard creates a serene urban oasis-perfect for relaxing or entertaining.All this just steps from TTC transit, top restaurants, Riverdale Park, and the vibrant culture of this family-oriented East End community.Don't miss this turnkey gem in the heart of Riverdale!

Extras:
Listing Contracted With: PSR416-360-0688


20 Billings Ave
Toronto Ontario M4L 2S2

Toronto E01 Greenwood-Coxwell Toronto


Taxes: \$4,650.60/2024**For:** Sale**Sold:** \$1,218,000**List:** \$990,000**Sold Date:** 02/13/2025**% Dif:** 123**SPIS:** N**Last Status:** SLD**DOM:** 9**Semi-Detached****Fronting On:** W**Rms:** 6 + 5**Link:****Acreage:****Bedrooms:** 3 + 1**2-Storey****16.19 x 106 Feet****Washrooms:** 3**Irreg:****1x3x2nd, 1x3x2nd, 1x4xBsmt****Dir/Cross St:** Greenwood/Dundas**MLS#:** E11955581**PIN#:** 210400038

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Other / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.73	x 13.81	Wood Floor	Large Window	French Doors
2	Dining	Main	10.53	x 10.83	Wood Floor	Open Concept	
3	Kitchen	Main	10.96	x 6.33	Eat-In Kitchen	Window	Walk-Out
4	Prim Bdrm	2nd	11.65	x 11.68	Wood Floor	Window	Closet
5	2nd Br	2nd	8.2	x 11.25	Wood Floor	Window	Closet
6	3rd Br	2nd	11.25	x 8.2	Wood Floor	Window	Closet
7	Cold/Cant	Bsmt	0	0			
8	Laundry	Bsmt	0	0	Walk-Up		
9	Bathroom	Bsmt	0	0	3 Pc Bath		
10	4th Br	Bsmt	0	0	Window		
11	Other	Bsmt	0	0			

Client Remks: Renovated in 2021 From Bottom To Top, Front To Back Yard, and freshly painted, 3 Bedrooms, 3 Washrooms with parking space in the rear lane way(Potentially build the lane way house), Located In The Heart Of Leslieville And Just Steps To Greenwood Park, 24 Hours Queen Street Car. Minutes Away To The Gardiner, Bike Bath, Boardwalk, 15 Mins Way To The Beaches And Minutes To Downtown Toronto. Fully Finished Basement With Laundry Room And Washroom. Great School Zone. Minutes Walk To Duke Of Connaught Jr. Sr. Ps. French Emer.

Extras:**Listing Contracted With:** HOMELIFE LANDMARK REALTY INC. 905-305-1600



249 Ashdale Ave
Toronto Ontario M4L 2Y8
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,842.51/2024
Sold Date: 04/14/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,220,000
List: \$999,000
For: Sale
% Dif: 122
Fronting On: E
Acreage: 16 x 122 Feet
Irreg:
Rms: 7 + 3
Bedrooms: 3
Washrooms: 2
1x3x2nd, 1x3xBsmt
Dir/Cross St: Coxwell & Gerrard **Directions:** Ashdale Ave south of Gerrard St.

MLS#: E12065839

PIN#: 210380242

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.78	x 3.48	Window	Laminate	
2	Living	Main	11.58	x 10.43	Large Window	Pot Lights	Laminate
3	Dining	Main	12.6	x 9.02	Window	Pot Lights	Laminate
4	Kitchen	Main	14.47	x 10.1	W/O To Deck	Pot Lights	Laminate
5	Prim Bdrm	2nd	14.44	x 11.68	B/I Closet	Large Window	Pot Lights
6	2nd Br	2nd	11.38	x 8.92	Closet	Window	Pot Lights
7	3rd Br	2nd	10.17	x 8.92	Large Window	Closet	Pot Lights
8	Rec	Bsmt	15.45	x 9.12	3 Pc Bath	Pot Lights	Window
9	Office	Bsmt	12.07	x 10.66	Closet	Pot Lights	
10	Laundry	Bsmt	7.41	x 4.46	Tile Floor		

Client Remks: Welcome home to 249 Ashdale Ave A Gem in the Heart of Leslieville! Step into this charming and beautifully maintained 3-bedroom, 2-bathroom semi-detached home nestled on one of the most sought-after, tree-lined streets in Toronto's vibrant East End. The extra-large front porch welcomes you home and is the perfect place for taking in the sunset or chatting with neighbors. The main floor features a bright and spacious open concept living and dining area, with tons of natural light, and is ideal for entertaining and everyday living. The large kitchen with exposed brick, ample storage and counter space leads out to your back deck and private, fenced backyard perfect for summer BBQs, weekend hangouts, or letting the kids run around. Upstairs you'll find three generous bedrooms all with closets and a full bathroom. The finished basement with a separate entrance (possible in-law suite!) and 3PC bath also features a rec room, the perfect space to unwind along with a dedicated space you could use as a home office, gym or kids play area. Move in ready and located just steps from shops, restaurants & cafes on Gerrard and Queen East, great schools, TTC, parks. Don't miss your opportunity to own a fantastic home in one of Toronto's most desirable neighbourhoods.

Extras:

Listing Contracted With: THE WEIR TEAM, BROKERAGE INC.647-351-3313



32 Hiltz Ave
Toronto Ontario M4L 2N5
Toronto E01 South Riverdale Toronto
Taxes: \$4,356.11/2024
Sold Date: 02/27/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,220,000
List: \$999,000
For: Sale
% Dif: 122
Fronting On: W
Acreage: 20 x 78.42 Feet
Irreg:
Rms: 5 + 2
Bedrooms: 2 + 1
Washrooms: 2
1x4x2nd, 1x3xBsmt
Dir/Cross St: Queen St E & Greenwood Ave
Directions: Enter from Dundas or Queen

MLS#: E11980232

PIN#: 210410203

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Alum Siding / Brick
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Park, Public Transit, School, Wooded/Treed

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown
Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.84	x 13.12	Combined W/Dining	Hardwood Floor	Window
2	Dining	Ground	8.86	x 10.83	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Ground	12.8	x 9.51	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	11.15	x 11.48	Hardwood Floor	Window	Closet
5	2nd Br	2nd	7.87	x 10.83	Hardwood Floor	Window	North View
6	Rec	Bsmt	12.47	x 13.45	Vinyl Floor	Window	Laundry Sink
7	3rd Br	Bsmt	11.48	x 8.86	Vinyl Floor	Window	Closet

Client Remks: This bright and inviting 2+1 bedroom, 2-bathroom semi-detached home in Leslieville is the perfect next step for a couple or young family looking for more space, light, and ease. The modern front porch and lush garden offer great curb appeal, while east-facing windows flood the main floor with natural light. The layout is flexible, with defined-yet-open spaces that adapt to your lifestyle. The bright kitchen features crisp white cabinetry, a sleek green glass backsplash, stainless steel appliances, and a walkout to the deck - ideal for summer dining. Upstairs, two comfortable bedrooms and a full bath provide a peaceful retreat. The finished basement offers a rec room, full bathroom, extra storage, and a versatile third bedroom/office. A west-facing backyard with a newer deck and fence backs onto a quiet green space lined with mature trees. Steps to Queen St. E., transit, parks, great schools, and daycares - this is a home that just feels right.
Extras:
Listing Contracted With: BSPOKE REALTY INC.416-274-2068

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55 Kerr Rd			Sold: \$1,253,000		
Toronto Ontario M4L 1K2			List: \$999,900		
Toronto E01 Greenwood-Coxwell Toronto					
Taxes: \$5,171.54/2024		For: Sale	% Dif: 125		
Sold Date: 04/03/2025					
SPIS: N	Last Status: SLD	DOM: 2			
Semi-Detached	Fronting On: S	Rms: 7 + 1			
Link:	Acreage:	Bedrooms: 3			
2-Storey	17.5 x 94.42 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x4xLower			
Dir/Cross St: Greenwood & Queen St E			Directions: See remarks		

MLS#: E12052853	PIN#: 210400136
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront: None
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	14.99	x 4.59	Laminate	Picture Window	
2	Living	Main	15.16	x 12.4	Hardwood Floor	O/Looks Frontyard	Picture Window
3	Dining	Main	9.84	x 9.58	Hardwood Floor	Open Concept	
4	Kitchen	Main	12.4	x 10.6	Hardwood Floor	Quartz Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	12.99	x 11.52	Hardwood Floor	W/I Closet	O/Looks Frontyard
6	2nd Br	2nd	8.66	x 8.01	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.83	x 7.68	Hardwood Floor	Window	Closet
8	Bathroom	2nd	9.88	x 4.89	Tile Floor	4 Pc Bath	Closet
9	Rec	Lower	12.24	x 10.07	Broadloom	Above Grade Window	Pot Lights
10	Bathroom	Lower	7.22	x 4.4	Tile Floor	4 Pc Bath	

Client Remks: Welcome To Greenwood Park! One Of The Most Quiet, Serene, Family-Friendly Streets You Will Find On The East Side, 55 Kerr Road Is Also Walking Distance To Prime Leslieville, Little India, & The Beach! This Semi-Detached Beauty Is The Quintessential Starter Home: Three Spacious Bedrooms, Two Full Bathrooms One With Heated Flooring, Open Concept Main Floor With Wonderful Layout & Flow, Great For Both Entertaining & Raising A Young Family. Awesome Kitchen With Quartz Counters, Stainless Steel Appliances, Pot Lights, Loads Of Storage, & Walkout To Back Deck And Lovely Backyard Garden. Finished Basement With Spacious Recreation Room, Makes Great Man-Cave, Home Office, Or Childrens Play Room. Parking Shared With Neighbour, Plus Tons Of Street Parking. Three Blocks From Greenwood Park, Dog Park, Outdoor Ice Rink, & Swimming Pool, Plus Ten-Minute Walk To Woodbine Park, Splash Pad, & Ashbridges Bay Skate Park.							
Extras:							
Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660							



26 Parkfield Ave			Sold: \$1,258,000		
Toronto Ontario M4L 1W2			List: \$979,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,092.86/2024		For: Sale		% Dif: 128	
Sold Date: 04/23/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		16 x 91 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xLower	
		16.24 to 15.53 Width. 91-			
		75 x 91.93 Dep			
Dir/Cross St: Greenwood/Gerrard Directions: Greenwood/Gerrard					


MLS#: E12087181	PIN#: 210440096
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Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.06	x 17.26	Hardwood Floor	Renovated	Pot Lights
2	Dining	Main	10.17	x 18.08	Hardwood Floor	Combined W/Dining	Open Concept
3	Living	Main	13.25	x 8.66	Hardwood Floor	Gas Fireplace	W/O To Yard
4	Prim Bdrm	2nd	11.75	x 11.42	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	8.01	x 12.24	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.01	x 11.42	Hardwood Floor	Closet	Window
7	Rec	Lower	12.66	x 13.09	Ceramic Floor	Pot Lights	
8	Bathroom	Lower	12.66	x 8.76	Tile Floor	Combined W/Laundry	3 Pc Bath

Client Remks: Welcome to your future home, a perfect fit for families, professionals, and everyone in between. Beautifully renovated and nestled in the vibrant and active community of Leslieville, 26 Parkfield Avenue is a Parkside gem on a quiet side street just a skip and a jump to Greenwood Park and all it offers - an outdoor pool and kids playground in the summer, soccer and baseball fields in the spring and fall, outdoor hockey rink and skating track in the winter, and a dog park all year round. And when you come home you have your own private parking and backyard perfect for summer BBQs and spending time with family and friends. Inside the home you will find, an open concept main floor with abundant light, hardwood floors, a custom designed kitchen, fireplace, walk out to the backyard, 3 good sized bedrooms, and heated floors in the lower level and in the 2 bathrooms. Pride of ownership is on display in this home that is now waiting for you to make your own. Did I mention the positioning of this Leslieville home and the accessibility to great restaurants and shops on Queen St., only a short bike ride to Leslie Spit, a quick drive to the Lakeshore & DVP, and streetcar lines both on Gerrard and Queen St. To top it off, there are excellent designated catchment schools including Leslieville Junior Public School and Riverdale Collegiate.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000



1318 Dundas St E
Toronto Ontario M4M 1S6
Toronto E01 South Riverdale Toronto
Taxes: \$4,806.74/2024
Sold Date: 02/11/2025
SPIS: N
Last Status: SLD
DOM: 8

Sold: \$1,270,000
List: \$1,099,000
For: Sale
% Dif: 116

Semi-Detached
Link:
2 1/2 Storey

Fronting On: N
Acreage:
18.56 x 111.75 Feet
Irreg:

Rms: 7 + 3
Bedrooms: 4 + 1
Washrooms: 4
1x2xMain, 1x3xLower, 1x4x2nd, 1x3x3rd

Dir/Cross St: Dundas/Pape

MLS#: E11952543

PIN#: 210500442

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.6	x 12.86	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	11.45	x 9.12	Hardwood Floor	Open Concept	2 Pc Bath
3	Kitchen	Main	13.42	x 10.37	Modern Kitchen	Breakfast Area	W/O To Deck
4	Br	2nd	14.63	x 8.63	Hardwood Floor	Closet	
5	2nd Br	2nd	10.17	x 8.56	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	2nd	10.83	x 7.02	Hardwood Floor	Closet	
7	Prim Bdrm	3rd	18.21	x 26.25	Broadloom	3 Pc Ensuite	W/O To Deck
8	Kitchen	Bsmt	13.06	x 9.15	Laminate	Open Concept	Modern Kitchen
9	Living	Bsmt	10.79	x 9.15	Laminate	Open Concept	Combined W/Laundry
10	Br	Bsmt	10.73	x 7.02	Laminate	3 Pc Bath	

Client Remks: Stunning Leslieville Gem walking distance to Queen Street East and all that this amazing neighbourhood has to offer! Welcome to this exceptional 4+1 bedroom, 4-bathroom home nestled in the heart of one of the most sought after neighbourhoods in Toronto. Offering the perfect blend of modern design with a family home feel, the spacious living and dining areas flow seamlessly into a contemporary kitchen with ample counter & storage space along with a large island perfect for family meals or entertaining guests. The 2nd floor offers 3 spacious bedrooms, each offering comfort and privacy, while the primary suite on the 3rd floor is a true retreat with an ensuite and large deck for your morning coffee. The lower level is perfect for your in laws or your child who's attending University and just wants a little more privacy.Step outside, and you are just a short stroll to the lively Queen Street East, known for its eclectic shops, trendy cafes, and top-rated restaurants. ****EXTRAS**** Whether you're enjoying the local parks, catching a streetcar downtown, or exploring the nearby beaches, this location offers the best of urban living with a cozy, community feel.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300


52 Rhodes Ave
Toronto Ontario M4L 2Z9

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,635/2024**For:** Sale**Sold:** \$1,276,000**List:** \$989,000**% Dif:** 129**Sold Date:** 03/18/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: W**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

16.08 x 110 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

Dir/Cross St: Queen & Coxwell **Directions:** South down Rhodes Ave**MLS#:** E12016724**PIN#:** 210390348**Assignment:** N

Kitchens: 1
Fam Rm: N
Basement: Part Fin
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Vinyl Siding
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Beach, Fenced Yard, Park, Public Transit,
 School

Zoning:
Cable TV:
Gas: **Hydro:**
Water: **Phone:**
Water Supply: Municipal
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.63	x 3.12	Closet	Double Doors	Glass Doors
2	Living	Main	10.83	x 18.73	2 Pc Bath	B/I Shelves	Pot Lights
3	Dining	Main	9.38	x 9.12	Skylight	Open Concept	Large Window
4	Kitchen	Main	14.37	x 15.42	Pot Lights	W/O To Yard	Stone Counter
5	2nd Br	2nd	12.2	x 10.5	Closet	Pot Lights	O/Looks Frontyard
6	3rd Br	2nd	8.69	x 9.65	Closet	Window	Pot Lights
7	Prim Bdrm	3rd	12.07	x 19.46	Closet	Skylight	B/I Shelves
8	Laundry	Bsmt	6.96	x 14.37	Laundry Sink	B/I Shelves	Pot Lights
9	Rec	Bsmt	10.27	x 21.59	Concrete Floor	B/I Shelves	Unfinished

Client Remks: This superb semi-detached home on the border of the Beach and Leslieville features a beautiful open concept main floor with new flooring, a gourmet farmhouse-inspired two-toned kitchen with stone counters, a breakfast bar, and wall-to-wall sliding glass doors that open onto a gorgeous west-facing landscaped garden with a custom shed. The living room has glorious custom built-ins with ample storage and decorative shelves, as well as a rare main floor powder room. Upstairs, you'll find three generously sized bedrooms, each with closets. A lovely updated 4 piece washroom completes the second floor. The third-floor loft includes the primary bedroom with built-in chest of drawers. Don't miss the chance to own this lovely residence and enjoy the conveniences of two amazing neighbourhoods, just steps from Greenwood Park and Woodbine Park!

Extras:**Listing Contracted With:** RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992


41 Hertle Ave
Toronto Ontario M4L 2T3

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,935.49/2024**For:** Sale**Sold:** \$1,280,000**List:** \$999,000**Sold Date:** 05/09/2025**% Dif:** 128**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

Fronting On: E**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

20.5 x 100 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Greenwood Ave and Dundas St E **Directions:** Access Hertle from Dundas St E**MLS#:** E12132863**PIN#:** 210370277

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Full / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1948			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	Garden Shed
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.17	x 12.07	Hardwood Floor	Large Window	Open Concept
2	Dining	Ground	11.75	x 6.66	Hardwood Floor	W/O To Deck	Combined W/Kitchen
3	Kitchen	Ground	10.99	x 8.33	Stainless Steel Appl	Quartz Counter	Hardwood Floor
4	Prim Bdrm	2nd	12.93	x 9.51	Hardwood Floor	Closet	Window
5	2nd Br	2nd	11.58	x 6.56	Hardwood Floor	Closet	Window
6	3rd Br	2nd	6.99	x 5.31	Hardwood Floor	Window	B/I Shelves
7	Rec	Lower	27.66	x 15.42	Window		

Client Remks: Home sweet home on Hertle Ave! Located on a peaceful, low-traffic street in the heart of Leslieville, this beautifully updated home offers the perfect mix of charm and modern comfort. Step inside to find gorgeous new white oak flooring, updated doors, trim, and fresh paint on the main and second floors. The stylish kitchen features new quartz countertops, stainless steel appliances, and plenty of space for everyday living and entertaining. Upstairs, you'll love the brand new 4-piece bathroom, tastefully designed with quality finishes. The 3rd bedroom is perfect for a nursery or home office. Step out to the functional and fenced-in backyard, complete with space for dining, play, and entertaining. As a Bonus - you have parking for 2! The spacious lower level offers loads of potential - plenty of space for a rec room, a gym, in-law suite - wherever your imagination takes you. Enjoy the unbeatable east-end lifestyle with everything at your doorstep: steps to trendy shops, restaurants, and cafes in Leslieville, a stone's throw to Greenwood Park, minutes to the Beach, schools, and easy access to TTC. This is a move-in ready home in one of Toronto's most sought-after neighbourhoods - just pack your bags and call the movers!

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850



47 Natalie Pl
Toronto Ontario M4M 3P6
 Toronto E01 South Riverdale Toronto
Taxes: \$5,865.37/2024 **For:** Sale **% Dif:** 99
Sold Date: 05/12/2025
SPIS: N **Last Status:** SLD **DOM:** 4
Att/Row/Twnhouse **Fronting On:** E **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
 3-Storey 13.76 x 63.29 Feet **Washrooms:** 3
Irreg: 1x2x2nd, 1x3x3rd, 1x4x3rd
Dir/Cross St: Carlaw and Queen St E
Directions: Siri, take me to 47 Natalie Place in Toronto

MLS#: E12133609

PIN#: 210580210

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:	Fireplace/Stove, Lake/Pond, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Year Built:	2001			Farm/Agr:	
Apx Sqft:	1500-2000			Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	10.99	x 9.58	Gas Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	2nd	10.24	x 9.58	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	2nd	14.73	x 12.86	W/O To Terrace	Granite Counter	California Shutters
4	Prim Bdrm	3rd	13.42	x 12.86	3 Pc Ensuite	Large Window	W/I Closet
5	2nd Br	3rd	11.75	x 10.01	Broadloom	Closet	Large Window
6	3rd Br	Main	16.14	x 8.07	Large Window	W/I Closet	
7	Laundry	Main	11.98	x 7.97	Tile Floor	Closet	

Client Remks: Welcome Home - 47 Natalie Place is waiting for you! Tucked away in a quiet pocket of vibrant Leslieville, this bright and beautifully maintained freehold townhome offers the perfect balance of convenience and serenity. Inside, you'll find approximately 1,600 sq ft of thoughtfully designed living space, filled with recent upgrades that truly make a difference including triple-pane windows, a new front door, a renovated primary ensuite, and an attached private one car garage, which makes for convenient parking! The open kitchen features new stainless steel appliances and flows naturally into a cozy living and dining area perfect for everyday living and easy entertaining. Not to mention the large terrace off of the kitchen that is perfect for hosting summer BBQs with family and friends, or the perfect spot to soak up the sun while you sip on your morning coffee. On top of all this, the house also features custom extensive soundproofing that has been added to ensure a peaceful, quiet atmosphere at all times. You can truly feel the pride of ownership in this home. Natalie Place is a quiet street that will have you feeling like you live in the suburbs, but the convenience of the city is only steps away. You are a short walk to Queen Street East, with some of Toronto's best coffee shops, restaurants, parks, and transit connections right at your doorstep. You are also in a great school district and an easy commute to downtown. Its a true community vibe welcoming, walkable, family-friendly, and full of life. Do not miss your chance to call 47 Natalie Place "Home"!

Extras:

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



336 Leslie St
Toronto Ontario M4M 3E1
Sold: \$1,293,000
List: \$1,399,000

Toronto E01 South Riverdale Toronto

Taxes: \$5,120.25/2025

For: Sale

% Dif: 92

Sold Date: 06/19/2025

SPIS: N

Last Status: SLD

DOM: 21

Semi-Detached

Fronting On: W

Rms: 7

Link:

Acreage:

Bedrooms: 3

2-Storey

20 x 96.75 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x3x2nd, 1x2xMain

Dir/Cross St: Leslie St, South of Gerrard **Directions:** Leslie St, South of Gerrard

MLS#: E12181178

PIN#: 210430021

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1908
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Library, Park, Place Of Worship, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: Available
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 13.09	Open Concept	Hardwood Floor	Combined W/Dining
2	Dining	Main	12.2	x 9.51	Bay Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	14.83	x 15.65	Modern Kitchen	Stainless Steel Appl	Quartz Counter
4	Mudroom	Main	8.23	x 8.07	2 Pc Bath	Ceramic Floor	W/O To Yard
5	Prim Bdrm	2nd	14.8	x 14.99	B/I Closet	Hardwood Floor	Bay Window
6	2nd Br	2nd	14.8	x 8.07	Large Window	Hardwood Floor	
7	3rd Br	2nd	9.06	x 9.22	B/I Closet	Hardwood Floor	Large Window
8	Other	Bsmt	13.98	x 36.78	Unfinished	W/O To Yard	

Client Remks: Welcome to this beautifully renovated three-bedroom semi-detached home in the heart of trendy Leslieville. Thoughtfully updated with a modern open-concept layout, this home features a neutral colour palette, high ceilings on the main floor, and large windows that fill the space with natural light. The contemporary kitchen is designed for both style and function, while two of the bedrooms offers custom closets for smart storage. The primary suite includes a private 3-piece ensuite, adding a touch of convenience and luxury. Available laneway parking for one car, a new roof and windows, and an unfinished basement with a separate entrance, perfect for future customization or income potential. Located in a top school district, just steps to TTC, and surrounded by the neighbourhoods best shops, cafes, and restaurants, this home boasts a Walk Score of 92. This urban living at its best. Don't miss your chance to own a stylish, move-in ready home in one of Torontos most desirable communities. See virtual tour. Offers welcomed anytime.

Extras:

Listing Contracted With: SKYLINE MARKETING REALTY INC. 416-989-9890



22 Blong Ave			Sold: \$1,300,000		
Toronto Ontario M4M 1P2			List: \$1,349,900		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,007.02/2024			For: Sale		% Dif: 96
Sold Date: 04/18/2025					
SPIS: N		Last Status: SLD		DOM: 9	
Att/Row/Twnhouse		Fronting On: N		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
3-Storey		12.5 x 100 Feet		Washrooms: 2	
		Irreg:		1x2xMain, 1x4x2nd	
Dir/Cross St: Pape & Queen St E Directions: Pape & Queen St E					

MLS#: E12071462	PIN#: 210570257
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Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1888 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper		Exterior: Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.36	x 5.45	Hardwood Floor	Picture Window	O/Looks Living
2	Living	Main	12.37	x 22.18	Hardwood Floor	2 Pc Bath	O/Looks Frontyard
3	Kitchen	Main	8.89	x 13.65	Hardwood Floor	O/Looks Dining	B/I Dishwasher
4	Dining	Main	8.86	x 8.5	Tile Floor	O/Looks Backyard	Picture Window
5	Br	2nd	7.25	x 6.1	Hardwood Floor	Picture Window	
6	2nd Br	2nd	12.37	x 12.7	Hardwood Floor	Picture Window	Large Closet
7	Prim Bdrm	3rd	12.34	x 20.9	Hardwood Floor	Closet Organizers	Window
8	Utility	Bsmt	12.37	x 51.77			


Client Remks: We B-Long Together. Fall In Love With This Elegant Victorian Treasure In The Heart Of Leslieville! Lovingly Maintained By The Same Family For Many Years. Discover This Stunning 3-Level Home Blending Timeless Charm With Modern Comfort. Featuring Soaring Ceilings, Graceful Crown Mouldings, And Gleaming Hardwood Floors Throughout, It Offers A Warm And Inviting Ambiance. The Bright Breakfast Room Opens To A Private, Tree-Lined Patio Perfect For Relaxing Or Entertaining. A Main-Floor Bathroom Adds Convenience, While The Expansive Third-Floor Retreat Provides A Serene Escape. Situated In One Of Toronto's Most Desirable Neighborhoods, Tucked Away On A Serene, Tree-Lined Dead-End Street Just Moments From Leslieville's Trendy Shops, Cafes, And The TTC. A Rare Blend Of Historic Charm And Urban Convenience! 1 Parking Spot At The Back, With Laneway Suite Potential.This Gem Is Not To Be Missed!

Extras:
Listing Contracted With: ROYAL LEPAGE URBAN REALTY416-461-9900



109 Coady Ave			Sold: \$1,300,000		
Toronto Ontario M4M 2Y9			List: \$1,199,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$6,771.70/2024			For: Sale		% Dif: 108
Sold Date: 05/25/2025					
SPIS: N		Last Status: SLD	DOM: 5		
Semi-Detached		Fronting On: E		Rms: 6 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		21 x 100 Feet		Washrooms: 3	
		Irreg:		2x4, 1x2	
Dir/Cross St: Pape/Queen St E Directions: East					

MLS#: E12159341			PIN#: 210510210					
Kitchens: 2 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove			Zoning: Res Cable TV: Hydro: Gas: Phone: Municipal Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Ground	15.81	x 9.84	Stained Glass	Fireplace		
2	Dining	Ground	13.62	x 12.3	Bay Window			
3	Kitchen	Ground	13.12	x 10.33	Centre Island			
4	Prim Bdrm	2nd	14.76	x 13.22	Fireplace	Bay Window		
5	2nd Br	2nd	11.65	x 10.5	W/O To Deck			
6	3rd Br	2nd	13.62	x 9.35				
7	Living	Bsmt	13.29	x 11.65	Pot Lights			
8	Kitchen	Bsmt	11.15	x 6.17	Breakfast Bar			
9	Br	Bsmt	11.65	x 11.55				
Client Remks: Welcome to 109 Coady! This extra wide semi, with a garage, private yard. Upper balcony and a in-law suite. Rarely do you get it all in this amazing Leslieville neighbourhood. 3 plus 1 large bedrooms, 2 plus 1 baths. Eat -In Kitchen. Just under 2000 sq of living space.								
Extras:								
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-2181								



113 Alton Ave
Toronto Ontario M4L 2M3
Toronto E01 South Riverdale Toronto
Taxes: \$4,939.27/2025
Sold Date: 06/17/2025
SPIS: N
Last Status: SLD
DOM: 14

Sold: \$1,300,000
List: \$1,380,000
For: Sale
% Dif: 94

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
17.08 x 100 Feet
Irreg:

Rms: 9
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xBsmt

Dir/Cross St: Queen St E & Leslie **Directions:** One-way going North off Queen St E

MLS#: E12191497

PIN#: 210410016

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat: Fireplace/Stove

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.58	x 12.37	Hardwood Floor
2	Dining	Main	12.43	x 10.86	Hardwood Floor
3	Kitchen	Main	13.58	x 9.06	Hardwood Floor
4	Mudroom	Main	5.84	x 5.61	Tile Floor
5	2nd Br	2nd	8.5	x 11.78	Broadloom
6	3rd Br	2nd	8.63	x 11.06	Broadloom
7	Prim Bdrm	2nd	14.57	x 16.99	Broadloom
8	Rec	Bsmt	25.16	x 13.55	Broadloom
9	Utility	Bsmt	8.92	x 13.58	Concrete Floor

Client Remks: Tucked under a canopy of mature maples on one of Leslieville's best one-way streets, 113 Alton is the full package: a 3-bedroom, 2-bath semi, complete with a bright-red door and a front porch that makes you feel like you're already home. Step inside and the vibe just gets better. Open-concept but cozy, the living room is anchored by a fireplace on one wall and exposed brick on the other, ideal for movie nights, book binges and lazy Sundays. A big dining room sets the stage for dinner parties, homework marathons, or that first cup of coffee while the light pours in. The kitchen is a scene-stealer with crisp white cabinets, forest green lowers, and a farmhouse sink that says let's cook something amazing! Mudroom with a walkout? Check. Out back, a fully fenced, low-maintenance yard is made for BBQs, twinkle lights, container gardening and long, chilled-out nights under the stars. And yep, two-car parking behind it, because fighting for a spot is so last season. Upstairs, three bright bedrooms, a skylight, and a fresh, gorgeous, happy bathroom with floral wallpaper that brings the charm. Downstairs, a finished basement with cozy carpet, flexible living space and another bath. Greenwood Park (pool, dog park, baseball diamond and skating rink) and the iconic Leslieville Farmers Market are at one end of the street; patios, breweries, Loblaws, great restaurants, the Queen streetcar and bakeries live at the other. 113 Alton is quintessential Leslieville-living, all ready for your summer fun.

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000


45 Austin Ave
Toronto Ontario M4M 1V7

Toronto E01 South Riverdale Toronto

Taxes: \$5,615.02/2024**For:** Sale**Sold:** \$1,300,000**List:** \$1,099,000**Sold Date:** 03/24/2025**% Dif:** 118**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: S**Rms:** 7**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

16.67 x 109 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Pape & Gerrard **Directions:** South of Gerrard & East of Carlaw**MLS#:** E12025406**PIN#:** 210500326

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room	Retirement:	
Year Built:	1905			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Available
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.83	x 9.15	Combined W/Kitchen	Hardwood Floor	Window
2	Kitchen	Main	14.83	x 14.24	Combined W/Dining	Centre Island	Granite Counter
3	Living	Main	16.34	x 11.32	French Doors	Hardwood Floor	O/Looks Backyard
4	Prim Bdrm	2nd	14.83	x 11.58	B/I Closet	Hardwood Floor	Casement Windows
5	2nd Br	2nd	11.52	x 9.42	Closet	Broadloom	Window
6	3rd Br	2nd	10.5	x 10.33	Hardwood Floor	Window	
7	Loft	3rd	15.26	x 14.83	Broadloom	Window	
8	Rec	Bsmt	13.91	x 13.85	Broadloom	Window	
9	Laundry	Bsmt	14.17	x 8.83			

Client Remks: All About Austin: The Home That Truly Has It All! Tucked away on a quiet, tree-lined street, 45 Austin Avenue is a 3+1 bedroom, 1 bathroom semi-detached home that blends community, convenience, and character in the heart of Leslieville. Set on a family-friendly street known for its annual block party, this home offers a welcoming and connected neighbourhood feel. The open-concept main floor connects the kitchen, dining, and family room, creating an inviting space for everyday living and entertaining. French doors open to a private fenced backyard, an ideal retreat for kids, pets, and weekend gatherings. Two parking spaces off a quiet dead-end laneway provide rare city convenience. Upstairs, three spacious bedrooms offer comfortable family living, while the third-floor loft provides flexibility as a fourth bedroom, home office, or creative space. The finished basement extends the living area, perfect for a playroom or recreational space. This home is steps from top-rated schools, community centres, and playgrounds, making it an ideal choice for families. Withrow Park and Riverdale Park are just a short stroll away, offering beautiful green space, playgrounds, and off-leash dog parks. Leslieville's best cafes, breweries, farmers markets, and restaurants are all within walking distance, with easy access to the shops and dining of Queen Street and the Gerrard Strip. Commuting is effortless with the Queen and Gerrard streetcars just minutes away, and with a 96 Walk Score, 95 Transit Score, and 86 Bike Score, everything you need is at your doorstep. With quick access to The Beaches, Danforth, St. Lawrence Market, and the Distillery District, this home offers the best of Toronto's East End. We know you'll love it here!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



87 De Grassi St
Toronto Ontario M4M 1M8
Toronto E01 South Riverdale Toronto
Taxes: \$5,157/2024
Sold Date: 05/29/2025
SPIS: N
Last Status: SLD
DOM: 1

Sold: \$1,305,000
List: \$999,000

For: Sale
% Dif: 131

Semi-Detached
Link: 2-Storey
Fronting On: E
Acreage: 14.75 x 82.5 Feet
Irreg:
Rms: 6 + 1
Bedrooms: 3
Washrooms: 2
1x3x2nd, 1x4xBsmt
Dir/Cross St: Queen and De Grassi
Directions: One way north on De Grassi from Queen st east

MLS#: E12178761

PIN#: 210750182

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1923
Yr Built Source: MPAC
Apx Sqft: 700-1100
Assessment: 2024 POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick Front
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
Fenced Yard, Fireplace/Stove, Library,
Park, Public Transit, School

Zoning: Residential
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	11.78	x 5.25	Vinyl Floor	West View	Closet
2	Living	Main	26.94	x 12.4	Hardwood Floor	Open Concept	Gas Fireplace
3	Dining	Main	26.94	x 12.4	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Main	11.12	x 8.56	Hardwood Floor	Renovated	W/O To Garden
5	Prim Bdrm	2nd	10.83	x 10.3	Hardwood Floor	Closet	Window
6	2nd Br	2nd	10.37	x 6.89	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.01	x 7.25	Hardwood Floor	Window	
8	Rec	Bsmt	29.72	x 12.4	Broadloom	Pot Lights	4 Pc Bath

Client Remks: Welcome to 87 De Grassi St, a rare and remarkable opportunity to live on one of the most cherished and coveted streets in all of the East End where quiet, tree-lined charm meets vibrant urban convenience. A tight-knit community where neighbours still know your name, kids play in the park, and life moves at a gentler, more thoughtful pace. Nestled among lush mature trees on this peaceful one-way street, this light-filled jewel box home offers 3 beautifully finished levels of living space, plus an incredible outdoor living area- your very own urban sanctuary. Step inside to an open-concept main floor with high ceilings, hardwood floors and a gas fireplace. You'll love the modern kitchen fitted with stainless steel appliances and plenty of storage. The upper level offers 3 spacious bedrooms, skylight and spa style bathroom. On the lower level, you'll find a finished basement ideal for relaxation or work complete with a built-in desk for remote work, a cedar wine room and all the storage you need. Recent updates include a 2024 heat pump, full exterior waterproofing and sump pump system , ensuring year-round comfort and peace of mind. Outside, enjoy the best of Leslieville at your doorstep- from tranquil green spaces of Bruce Mackey Park, Jimmy Simpson, and De Grassi Parkette, to the culinary and cultural delights of Riverside and Queen East. Grab your morning croissant at Bonjour Brioche, meet friends at Wynonna or White Lily, or pick up something fresh from the farmers' market- it's all just steps away. If you've been waiting for that one- this is it.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888


75 Hiawatha Rd
Toronto Ontario M4L 2X7

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,815/2024**For:** Sale**Sold:** \$1,325,000**List:** \$1,399,000**Sold Date:** 06/05/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: E**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3

2-Storey

25.17 x 116 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Gerrard & Coxwell **Directions:** Gerrard & Coxwell**MLS#:** E12181543**PIN#:** 210380475

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1913			Farm/Agr:	
Apx Sqft:	1500-2000			Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 11.09	Laminate	Large Window	West View
2	Dining	Main	14.63	x 9.91	Laminate	French Doors	Combined W/Living
3	Kitchen	Main	13.68	x 14.47	Hardwood Floor	Eat-In Kitchen	Stainless Steel Appl
4	Breakfast	Main	7.12	x 8.6	Hardwood Floor	Combined W/Kitchen	Walk-Out
5	Prim Bdrm	2nd	13.75	x 11.12	Hardwood Floor	Double Closet	Large Window
6	2nd Br	2nd	9.91	x 14.6	Hardwood Floor	Large Window	
7	3rd Br	2nd	11.55	x 7.41	Laminate	Double Closet	O/Looks Backyard
8	Rec	Bsmt	15.55	x 14.63	Broadloom	Above Grade Window	Gas Fireplace
9	Laundry	Bsmt	14.93	x 6.43	Broadloom	Above Grade Window	Laundry Sink

Client Remks: Welcome to 75 Hiawatha Road, a bright and sunny family home in the desirable and vibrant Little India/India Bazaar area of East Toronto, nestled between Leslieville, the Beaches and the Danforth. This 3 bedroom, 2 bathroom home offers a beautiful main floor with traditional features (in the living and dining rooms) meshed with modern yet warm features in the gorgeous eat-in kitchen. A finished basement provides a lovely space to watch your favourite movie or cozy up to the gas fireplace with a good book. The back yard has a nice sized deck with a natural gas hookup and plenty of space for a lounge and eating areas. There is also a huge insulated/heated shed or workshop with potential for a studio or office (or possibly a garden suite?) and a PRIVATE driveway! A hidden separate entrance exists under the back deck to make it easier for appliances or larger pieces of furniture to be brought into the basement with the possibility of creating a permanent separate access point. Wonderful neighbours, close to all amenities - grocery, shopping, the best restaurants and bakeries, TTC, great schools, and much more. Same owners for over 30 years - well loved and well maintained house - it looks & feels like a detached home, only attached at the rear. The property is in great condition, and ready for you to move in and enjoy. Offers anytime.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-231-5000



32 De Grassi St
Toronto Ontario M4M 2K3
 Toronto E01 South Riverdale Toronto
Taxes: \$6,474.16/2024
Sold Date: 06/24/2025
SPIS: N

Sold: \$1,333,000
List: \$1,299,999

For: Sale **% Dif:** 103

Last Status: SLD **DOM:** 12

Att/Row/Twnhouse

Fronting On: W

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

16.9 x 76.5 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x4xBsmt, 1x5x3rd

Dir/Cross St: North Of Queen St E. **Directions:** Queen St, north on De Grassi St

MLS#: E12214736

PIN#: 210740241

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 16-30
Apx Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Rt-Of-Way
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: Unknown
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 13.45	Hardwood Floor	Gas Fireplace	W/O To Deck
2	Dining	Main	14.76	x 10.5	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	13.45	x 8.2	Hardwood Floor	Breakfast Bar	Stainless Steel Appl
4	2nd Br	2nd	13.78	x 11.81	Hardwood Floor	Double Closet	
5	3rd Br	2nd	14.44	x 13.78	Hardwood Floor	Double Closet	
6	Prim Bdrm	3rd	14.11	x 10.5	His/Hers Closets	5 Pc Ensuite	W/O To Deck
7	Kitchen	Bsmt	13.78	x 10.5	Laminate		
8	Living	Bsmt	15.75	x 13.78	Laminate		

Client Remks: Surprisingly Large, 3 Storey, Newer Home on Popular Degrassi street In South Riverdale! Space Feels like a detached home! Enjoy: 3 Beautiful, Bright, Open Storeys Plus A Liveable Basement Suite W/ Separate Entrance/Kitchen. Modern kitchen, Large Bedrooms & Large Open Living Space, Master Suite W/ Gorgeous Rooftop Deck & 2 walk ins. Parking & cute backyard! Parquette right across your door! Steps Away From All That Queen St E Has To Offer. Parks, Shopping, Transit & Rec Centres Are All At Your Doorstep.

Extras:

Listing Contracted With: CONDOMAN REALTY INC,416-869-9953



64 Coady Ave
Toronto Ontario M4M 2Y8
Sold: \$1,339,700
List: \$1,099,000

Toronto E01 South Riverdale Toronto

Taxes: \$5,678.28/2025

For: Sale

% Dif: 122

Sold Date: 06/07/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

20.33 x 80 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x3xLower

Dir/Cross St: Queen St E & Jones Ave

Directions: One Way street going North from Queen St

MLS#: E12193692

PIN#: 210510128

Assignment: N

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	Retirement:	
Year Built:	1913			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	Available
Assessment:	POTL: N			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 9.51	Hardwood Floor	Large Window	Pot Lights
2	Dining	Main	13.45	x 12.47	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	15.09	x 9.51	Hardwood Floor	Sliding Doors	W/O To Deck
4	Foyer	Main	7.22	x 5.58	Ceramic Floor		
5	Prim Bdrm	2nd	16.08	x 9.84	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	10.5	x 9.51	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.17	x 9.19	Hardwood Floor	W/O To Deck	Closet
8	Bathroom	Lower	0	0	Ceramic Floor	3 Pc Bath	

Client Remks: Welcome to this beautifully updated semi-detached home situated on a rare extra wide lot along a quiet, family-friendly, beautiful tree-lined street in the heart of Leslieville/South Riverdale. One of Toronto's most vibrant and sought-after neighbourhoods. This inviting home features three spacious bedrooms, One that walks out onto a West Facing Deck. Two fully renovated bathrooms and a bright, open-concept main floor that has been tastefully transformed with new hardwood flooring, a stylish new kitchen with custom cabinetry and finishes. Designed with both function and flair, the kitchen has sleek stainless steel appliances, ample cabinetry, and modern finishes. A Large sliding glass door seamlessly extends your living space outdoors, opening to an oversized deck with gas BBQ hookup perfect for entertaining, relaxing, or enjoying warm summer nights in your private backyard. New windows (2023) throughout (main & 2nd floor) flood the home with natural light. The full basement offers great ceiling height (just over 6 feet) providing flexible space for a home gym, playroom, or ample storage. Just steps from Queen Street East, this unbeatable location puts you within walking distance to the very best of the east end charming coffee shops, top-rated restaurants, Jimmie Simpson Park, The Broadview Hotel, Leslieville Farmers Market, trendy boutiques, independent grocers, art galleries, yoga studios, and all your daily essentials. You're also just minutes from The Beaches, downtown Toronto, and have easy access to the DVP and Gardiner Expressway, with TTC just a short stroll away. Whether you're looking to upsize, downsize, or settle into a vibrant, walkable community, this home offers the perfect blend of space, style, and location.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100


30 Ashdale Ave
Toronto Ontario M4L 2Y7

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,257.38/2024**For:** Sale**% Dif:** 96**Sold Date:** 06/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 25

Semi-Detached

Fronting On: W**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4

2-Storey

18 x 90 Feet

Washrooms: 2**Irreg:**

1x5xMain, 1x4x2nd

Dir/Cross St: Queen St/Coxwell Ave **Directions:** Just North of Queen**MLS#:** E12141448**PIN#:** 210390205

Kitchens: 2
Fam Rm: N
Basement: Part Fin / Sep Entrance
Fireplace/Stv: N
Heat: Water / Gas
A/C: None
Central Vac: N
Apex Age:
Apex Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper


Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Park, Public Transit, Rec Centre

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.47	x 13.32	Pot Lights	Hardwood Floor	Brick Fireplace
2	Kitchen	Main	13.32	x 9.71	Renovated	Breakfast Bar	Large Window
3	Prim Bdrm	Main	13.32	x 10.5	Large Closet	Large Window	Hardwood Floor
4	2nd Br	Main	10.66	x 7.81	Hardwood Floor	Large Closet	W/O To Deck
5	Living	2nd	14.8	x 9.84	W/O To Balcony	Fireplace	Open Concept
6	Kitchen	2nd	9.88	x 8.3	Modern Kitchen	Large Window	Breakfast Bar
7	3rd Br	2nd	13.16	x 10.53	Large Closet	Large Window	
8	4th Br	2nd	10.7	x 7.84	Large Closet	W/O To Deck	
9	Rec	Bsmt	22.57	x 16.17	Closet	Broadloom	Window
10	Laundry	Bsmt	22.83	x 16.17	Unfinished	Concrete Floor	Walk-Up

Client Remks: Stop the Car! Whether you are looking for a spacious family home to suit, a split venture or a home that offers income, this wide semi was purpose-built as a duplex and offers many possibilities! With a large front porch and two separate entry doors on the property's brick facade, this well-maintained home boasts curb appeal. Each two bedroom unit displays high ceilings, a fireplace, renovated kitchens, two decks front and back with treed views; hardwood floors on main & wood-burning fireplace. The partially finished basement has double brick construction up to the main floor as well as its own separate entrance and each unit has its own separate hydro meter. Pretty enclosed backyard with greenery & hardscape. A great find for end users looking to purchase a home with similar units and upgrades for shared ownership. Great stretch of the Avenue with mature trees, and just steps to transit, Queen Street and a short walk to Ashbridges Bay Park, the Boardwalk and fabulous Woodbine Park hosting summer concerts/events. Minutes to bike paths along the waterfront, downtown, DVP and the Gardiner. Duke of Connaught Jr & Sr, Monarch CI school district. Great potential to convert to a spacious single dwelling. Note: Similar surrounding homes have converted these wide semis to suit. The shared wall between the houses is well insulated and sound-proofed per seller.

Extras:**Listing Contracted With:** UNION REALTY BROKERAGE INC. 416-694-2499

	92 Greenwood Ave Toronto Ontario M4L 2P6 Toronto E01 South Riverdale Toronto Taxes: \$5,593.56/2024 Sold Date: 05/23/2025 SPIS: N Last Status: SLD DOM: 11				Sold: \$1,340,000 List: \$1,249,000 For: Sale % Dif: 107		
	Semi-Detached Link: 2 1/2 Storey		Fronting On: W Acreage: 20.46 x 110 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x3xBsmt		
	Dir/Cross St: Queen & Greenwood Directions: South of Dundas						
MLS#: E12140612 PIN#: 210410117							
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper			Exterior: Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.94	x 13.32	Open Concept	Pot Lights	Wood Stove
2	Dining	Main	11.94	x 12.96	Open Concept	Pot Lights	Wood Stove
3	Kitchen	Main	12.3	x 16.08	Renovated	Sliding Doors	W/O To Deck
4	Prim Bdrm	2nd	11.68	x 15.98	4 Pc Ensuite	Closet Organizers	Double Closet
5	2nd Br	2nd	12.3	x 10.6	O/Looks Garden	West View	
6	3rd Br	3rd	17.49	x 14.24	Skylight	French Doors	West View
7	Rec	Bsmt	16.7	x 18.57	3 Pc Ensuite	Gas Fireplace	Concrete Floor
Client Remks: Welcome to 92 Greenwood Ave a thoughtfully renovated, full-brick home in the heart of vibrant Leslieville. With 2,400+ square feet of living space, this 3-bedroom, 3-bathroom property seamlessly blends historic charm with contemporary luxury. The main floor features soaring 10-foot ceilings, rich hardwood floors, large open living and dining areas, and a striking wood-burning stove with a rotating base, adding character and warmth. The custom-designed contemporary kitchen, complete with high-end finishes opens onto a private, landscaped backyard ideal for summer entertaining. Upstairs, the second floor features two spacious bedrooms, including a primary suite with custom closets and a spa-like 4-piece ensuite with a luxurious soaker tub. A skylight brightens the third-floor bedroom, complete with a ductless heating/cooling unit for personalized comfort. The fully finished basement, with polished concrete floors and a versatile floating partition wall, offers an ideal space for a home office, gym, or entertainment zone. A cozy gas fireplace adds a touch of warmth, while the 6.75ft ceilings provide a spacious feel rarely found in homes of this era. Close proximity to Queen St, transit, and the beloved Greenwood Park (home to an off-leash dog area, farmers market, pool, sports fields and skating rink) and easy walking distance to Ashbridges Bay and Woodbine Beach - the perfect blend of urban convenience and comfortable living. A remarkable property that radiates pride of ownership, ready to welcome its next chapter.							
Extras:							
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090							



91 Natalie Pl
Toronto Ontario M4M 3P6
Toronto E01 South Riverdale Toronto
Taxes: \$6,201.56/2024
Sold Date: 04/19/2025
SPIS: N
Last Status: SLD
DOM: 62

Sold: \$1,348,000
List: \$1,488,000
For: Sale
% Dif: 91

Semi-Detached
Link:
3-Storey

Fronting On: N
Acreage: < .50
17.06 x 72.93 Feet
Irreg:

Rms: 7 + 1
Bedrooms: 3 + 1
Washrooms: 4
1x2xGround, 1x4x2nd, 1x3x3rd,
1x2xBsmt

Dir/Cross St: Dundas St E And Logan Ave

MLS#: E11974962		PIN#: 210580189	
Assignment: N		Fractional Ownership: N	
Kitchens: 1		Exterior: Brick / Vinyl Siding	Zoning: Residential
Fam Rm: Y		Drive: Private	Cable TV: Y Hydro: Y
Basement: Finished		Gar/Gar Spcs: None / 0	Gas: Y Phone: Y
Fireplace/Stv: N		Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: N		Pool: None	Waterfront: None
Apx Age: 16-30		Prop Feat:	Retirement:
Year Built: 2001		Arts Centre, Family Room, Library, Park,	Farm/Agr:
Yr Built Source: MPAC		Public Transit, Rec Centre, School	Oth Struct:
Apx Sqft:			Spec Desig: Unknown
Assessment: POTL: N			
POTL Mo Fee:			
Laundry lev: Lower			
Waterfront: None			
#	Room	Level	Length (ft)
1	Living	Main	22.64
2	Dining	Main	22.64
3	Kitchen	Main	14.44
4	2nd Br	2nd	14.44
5	3rd Br	2nd	14.44
6	Prim Bdrm	3rd	26.44
7	Br	Bsmt	11.25
8	Family	Bsmt	19.85
			Width (ft)
			x 14.44
			x 14.44
			x 9.74
			x 9.02
			x 15.06
			x 11.15
			x 9.78
			x 13.78
			Description
			Hardwood Floor
			Hardwood Floor
			Ceramic Floor
			Broadloom
			Broadloom
			Broadloom
			Broadloom
			Broadloom
			Broadloom
			South View
			Pot Lights
			Window
			South View
			Semi Ensuite
			3 Pc Ensuite
			Window
			Window
			Window
			Combined W/Dining
			Combined W/Living
			Eat-In Kitchen
			Double Closet
			Double Closet
			W/O To Balcony
			Closet
			2 Pc Bath
Client Remks: Location, Location, Location!!! Stunning, Light Filled Freehold Semi-detached Home in the center of lovely Leslieville. 3+1 bedroom, 4 washrooms, Steps to shops, bank, restaurants, schools, parks and community center, TTC one bus to downtown center. Short drive to Lake Ontario and beautiful beach, quick drive to Highway DVP. This lovely house built in 2001, the Owner takes good care of the house, Newer Roof and hot water tank within 3 years. Main floor has 9 ft ceiling height, hardwood floor, through eat-in kitchen can walk out to back yard and double car parking. Second floor has two large bedrooms and one full bathroom. Master bedroom on third floor, luxury ensuite bathroom, double closet, walk out to balcony. Finished basement has one family room and one bedroom, one washroom, above grade window. Private Low Maintenance Landscaped garden with beautiful flowers through Spring, Summer and Autumn.			
Extras:			
Listing Contracted With: HOMELIFE NEW WORLD REALTY INC.416-490-1177			



78 Alton Ave		Sold: \$1,360,000	
Toronto Ontario M4L 2M2		List: \$1,359,900	
Toronto E01 South Riverdale Toronto			
Taxes: \$5,722.31/2024		For: Sale	% Dif: 100
Sold Date: 05/10/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: W	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.67 x 117.25 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Queen and Greenwood Directions: Queen and Greenwood			


MLS#: E12130830	PIN#: 210420065
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Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: Residential
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Detached / 1	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 1	Gas: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat:	Waterfront:
Year Built: 1916	Fenced Yard, Library, Park, Public Transit,	Retirement:
Apx Sqft: 1100-1500	School	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.25	x 6.27	Large Window	Separate Rm	
2	Living	Main	15.58	x 13.48	Hardwood Floor	Open Concept	Pot Lights
3	Dining	Main	10.99	x 10.99	Hardwood Floor	Pot Lights	
4	Kitchen	Main	10.01	x 8.99	Updated	Family Size Kitchen	W/O To Yard
5	Breakfast	Main	10.01	x 8.99	Large Window	Separate Rm	O/Looks Backyard
6	Prim Bdrm	2nd	12.99	x 12.01	B/I Closet	Window	
7	2nd Br	2nd	11.52	x 8.01	Window	Closet	
8	3rd Br	2nd	10.01	x 8.53	Window	Closet	
9	Rec	Bsmt	12.99	x 10.33	Broadloom		
10	Br	Bsmt	12.99	x 7.41	3 Pc Ensuite	W/O To Yard	

Client Remks: Welcome to this charming semi-detached home in the heart of Leslieville! Step inside to a large, sun-filled foyer/sitting area the perfect spot to relax with your morning coffee. The spacious living room flows into a separate dining area, ideal for hosting family and friends. The full-sized family kitchen features a bright breakfast nook that walks out to a beautifully landscaped yard, complete with a separate dog run perfect for families and pet lovers alike. Upstairs, you'll find three generously sized bedrooms, including a large primary with built-in closets. The finished basement offers even more living space with a cozy rec room, an extra bedroom, a 3-piece bathroom, and a walk-out to the fenced backyard. Many upgrades to mention, including tankless water heater, windows, roof, garage door, landscaping, landscape lighting, and much more. A rare large garage, accessed via Private laneway, provides secure parking and additional storage. All of this just steps to the vibrant shops, cafes, and restaurants of Queen Street, with easy access to transit. A wonderful opportunity to enjoy the best of Leslieville living!

Extras:
Listing Contracted With: ROYAL LEPAGE TERREQUITY PORTFOLIO REALTY416-495-3188



142 Heward Ave
Toronto Ontario M4M 2T7
Toronto E01 South Riverdale Toronto
Taxes: \$6,044/2024
Sold Date: 05/16/2025
SPIS: N
Last Status: SLD
DOM: 8

Sold: \$1,360,000
List: \$1,199,000
For: Sale
% Dif: 113

Semi-Detached
Link:
2-Storey

Fronting On: W
Acreage:
17.5 x 118 Feet
Irreg:

Rms: 6
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xMain

Dir/Cross St: Queen and Carlaw **Directions:** One way south from Queen

MLS#: E12132841
Assignment: N

PIN#: 210560041
Fractional Ownership: N

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1903			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:	N		Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.14	x 13.91	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	13.91	x 9.45	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	24.61	x 11.19	Hardwood Floor	2 Pc Bath	W/O To Yard
4	Prim Bdrm	2nd	14.17	x 11.32	Hardwood Floor	Large Closet	Window
5	2nd Br	2nd	12.76	x 8.69	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.68	x 7.61	Hardwood Floor	O/Looks Backyard	

Client Remks: Welcome to 142 Heward Ave - A Rare Find in the Heart of Leslieville! This absolutely stunning, wide semi-detached home checks every box and then some. Featuring 3 spacious bedrooms, 2 updated bathrooms, and coveted 2-car laneway parking, it's nestled on one of the most sought-after streets in Leslieville and in the coveted Morse Street Public School catchment. Step inside and be wowed by the expansive open-concept main floor with soaring ceilings, rich hardwood floors, pot lights throughout, and incredible natural light that floods every corner. The spacious living and dining areas flow seamlessly into a sleek, modern kitchen with stainless steel appliances, loads of storage, and an inviting eat-in space that overlooks the sun-drenched west-facing backyard. Throw open the French doors and step onto your private deck - an outdoor oasis perfect for summer BBQs, evening cocktails, and effortless entertaining. Its the kind of backyard that feels like a little slice of magic. Bonus: a rare main floor powder room and an inviting front porch that's ideal for your morning coffee or catching up with neighbours over evening drinks. This is Leslieville living at its finest - steps to Queen Street East's best restaurants, cafes, shops, and parks. Don't miss your chance to call Heward Ave home. This one is truly special.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



23 Verral Ave
Toronto Ontario M4M 2R3
 Toronto E01 South Riverdale Toronto
Taxes: \$4,627.92/2024 **For:** Sale **% Dif:** 116
Sold Date: 02/04/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$1,371,033
List: \$1,179,000

Semi-Detached **Fronting On:** E **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 15.12 x 74.46 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xBsmt
Dir/Cross St: Queen & Carlaw

MLS#: E11945039**PIN#:** 210580290

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: None	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Family Room, Library, Park, Public Transit,	Farm/Agr:
Assessment: POTL:	Rec Centre	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.09	x 11.58	Hardwood Floor Combined W/Dining Large Window
2	Dining	Main	9.97	x 15.35	Hardwood Floor Combined W/Living
3	Kitchen	Main	9.88	x 13.88	Hardwood Floor Stainless Steel Appl Stone Counter
4	Family	Main	8.99	x 8.04	Hardwood Floor Combined W/Kitchen Walk-Out
5	Prim Bdrm	2nd	10.99	x 12.63	Hardwood Floor Large Closet Large Window
6	2nd Br	2nd	7.81	x 13.98	Hardwood Floor Closet Window
7	3rd Br	2nd	9.91	x 7.58	Hardwood Floor W/O To Balcony
8	Family	Bsmt	12.8	x 26.57	Above Grade Window Laminate
9	Laundry	Bsmt	9.55	x 8.53	Heated Floor Tile Floor

Client Remks: Step Inside and Stay A While Because This Might Just Be The One. This 3-bedroom, 2-bathroom semi in the heart of Leslieville offers the perfect mix of modern updates and classic charm. Upstairs, two of the bedrooms are king-sized retreats with plenty of closet space, while the third opens to a private balcony a peaceful spot for your morning coffee or a quiet moment at the end of the day. The fully renovated upstairs bathroom feels like a spa, with sleek finishes and heated floors to start your day off right. Downstairs, the finished basement offers exposed brick and extra living space, with a second full bathroom also featuring heated floors for added comfort. The family room addition at the back of the home is where memories are made, whether its a cozy evening in or a sunny afternoon spent with loved ones. The dining room, spacious enough for a table of 10, is perfect for every gathering, big or small. With street parking on Verral exclusive to permit holders 24/7, the street is always yours. Combine that with Leslieville's vibrant community, local shops, and dining just steps away, and you've found the home you've been waiting for. Your next chapter starts here ready to take the first step? Lets make it happen!

Extras: Open house Thursday 5-9 and Saturday & Sunday 1-5pm!

Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000


232 Boston Ave
Toronto Ontario M4M 1S3

Toronto E01 South Riverdale Toronto

Taxes: \$6,632.22/2025**For:** Sale**Sold:** \$1,375,000**List:** \$1,439,000**Sold Date:** 05/22/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 84**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

3-Storey

21.1 x 61.12 Feet

Washrooms: 3**Irreg:**

1x4x3rd, 1x4x3rd, 1x3xGround

Dir/Cross St: Carlaw and Dundas **Directions:** Carlaw and Dundas**MLS#:** E11991232**PIN#:** 210590270

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL: Y	Park, Public Transit, Rec Centre, School		Oth Struct:	
POTL Mo Fee:	58			Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	19.16	x 14.01	Hardwood Floor	Gas Fireplace	Large Window
2	Dining	2nd	14.01	x 10.33	W/O To Deck	Combined W/Kitchen	Hardwood Floor
3	Kitchen	2nd	14.01	x 10.33	Stainless Steel Appl	Quartz Counter	B/I Microwave
4	Prim Bdrm	3rd	14.99	x 10.99	4 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	3rd	13.98	x 13.32	4 Pc Bath	Double Closet	Hardwood Floor
6	3rd Br	Main	11.15	x 9.15	3 Pc Bath	Large Closet	Large Window
7	Family	Bsmt	24.34	x 13.32	Open Concept	Broadloom	

Client Remks: Extra Wide **End Unit Freehold** Executive Townhouse In A Private Enclave On A Quiet Tree Lined Street In Prime Leslieville. 3 Bedrooms & 3 Full Baths Feels Like A Semi & Provides An Ideal Living Space For Urban Professionals and Families. The Bright & Spacious Living Room Features Two Walls Of Windows with Gas Fireplace Making It Perfect For Entertaining & Comfortable Family Living. Renovated Open Concept Kitchen Dining Room Has A Walk Out To A West Exposure Terrace. The 3rd Floor Has A Generous Primary Suite W/4-Pc Ensuite & Walk In Closet. 2nd Bedroom W/A 4Pc Bath and Double Closet. Finished Lower Level Family Room W/High Ceilings. Versatile Floor Plan For Either 3rd Bedroom On Main Level or W/3 Pc Bath, Or A Private Office For Working Remotely. Oversized Built-In 1 Car Garage W/Storage Has Direct Access Into Home.

Extras:**Listing Contracted With:** UNION CAPITAL REALTY289-317-1288



13 Clark St Toronto Ontario M4M 1M5 Toronto E01 South Riverdale Toronto Taxes: \$6,251.62/2024 Sold Date: 02/08/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,375,000 List: \$1,450,000 For: Sale % Dif: 95		
Semi-Detached Link: 2-Storey Dir/Cross St: Queen St / Broadview Ave		Fronting On: S Acreage: 22.44 x 128.44 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	

MLS#: E11929262	PIN#: 210740336
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Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Front / Vinyl Siding Drive: Lane Gar/Gar Spcs: Carport / 2 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Hydro: Phone: Municipal Sewers Unknown	
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	11.42	x 14.53	
2	Dining	Ground	10.99	x 16.31	
3	Kitchen	Ground	14.47	x 9.71	W/O To Deck
4	Br	2nd	11.29	x 7.38	
5	Prim Bdrm	2nd	11.35	x 11.15	
6	Br	2nd	11.35	x 7.87	

Client Remks: Here is a compelling opportunity for Buyers, Renovators, Builders / Developers that is steps to Queen Street and Broadview Ave and very close to downtown. Wide 3 bedroom semi detached home with laneway access to a 2 car carport on a 22 x 128 foot lot. The spacious living room and dining room are great for entertaining. Move in or renovate and possibly add on to the existing home and build a Laneway House of up to 1472 square feet according to Laneway House Advisors. Take advantage of the potential this house, lot and location offers. Fenced-in backyard. Close to great schools, shopping, restaurants, Ashbridges Bay, DVP, Gardiner Expressway and transit.					
Extras:					
Listing Contracted With: RE/MAX REALTRON REALTY INC.416-289-3333					

	<div>82 Hertle Ave</div> <div>Toronto Ontario M4L 2T4</div> <div>Toronto E01 Greenwood-Coxwell Toronto</div> <div>Taxes: \$5,520/2024</div> <div>Sold Date: 03/21/2025</div> <div>SPIS: N</div> <div>Last Status: SLD</div> <div>DOM: 15</div> <div>Sold: \$1,375,000</div> <div>List: \$1,389,000</div> <div>For: Sale</div> <div>% Dif: 99</div>						
	<div>Semi-Detached</div> <div>Link: 2-Storey</div> <div>Fronting On: W</div> <div>Acreage: 23.08 x 122 Feet</div> <div>Irreg:</div> <div>Rms: 6 + 2</div> <div>Bedrooms: 3 + 1</div> <div>Washrooms: 2</div> <div>1x4x2nd, 1x2xBsmt</div> <div>Dir/Cross St: Dundas and Greenwood</div> <div>Directions: Dundas and Greenwood</div>						
	<div>MLS#: E12003765</div> <div>PIN#: 210370190</div>						
	<div>Kitchens: 1</div> <div>Fam Rm: Y</div> <div>Basement: Finished / Sep Entrance</div> <div>Fireplace/Stv: N</div> <div>Heat: Forced Air / Gas</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>Apx Age:</div> <div>Apx Sqft:</div> <div>Assessment: POTL:</div> <div>POTL Mo Fee:</div> <div>Laundry lev:</div>			<div>Exterior: Brick</div> <div>Drive: Mutual</div> <div>Gar/Gar Spcs: None / 0</div> <div>Drive Park Spcs: 2</div> <div>Tot Prk Spcs: 2</div> <div>UFFI:</div> <div>Pool: None</div> <div>Prop Feat: Family Room</div>		<div>Zoning: R(d0.6)</div> <div>Cable TV:</div> <div>Gas:</div> <div>Water:</div> <div>Water Supply:</div> <div>Sewer: Sewers</div> <div>Waterfront:</div> <div>Retirement:</div> <div>Farm/Agr:</div> <div>Oth Struct:</div> <div>Survey Type: Unknown</div> <div>Spec Desig: Unknown</div>	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.21	x 14.11	Hardwood Floor	W/O To Porch	Pot Lights
2	Dining	Main	9.71	x 7.48	W/O To Deck	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.71	x 8.89	Stainless Steel Appl	Centre Island	Hardwood Floor
4	Prim Bdrm	2nd	14.3	x 9.02	Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	11.45	x 7.81	Hardwood Floor	Large Window	Closet
6	3rd Br	2nd	11.02	x 9.45	Large Window	Hardwood Floor	Closet
7	Office	Bsmt	9.15	x 9.97	Ceramic Floor	Pot Lights	Window
8	Family	Bsmt	13.55	x 15.58	Pot Lights	3 Pc Bath	Ceramic Floor
<div>Client Remks: Tucked away on a quiet, tree-lined street, this beautifully updated and extra-wide 3-bedroom, 2-bathroom semi-detached home offers a perfect blend of modern functionality and timeless charm in sought-after Leslieville. Step inside this turn-key residence to discover sunlit, spacious principal rooms with an open-concept living, dining, and kitchen layout, ideal for entertaining and everyday living. Upstairs you'll find three spacious bedrooms each with closet space. As well as an updated family bathroom. The basement features a separate entrance, above-grade windows, a newly updated three-piece bathroom, a fourth bedroom or office space, and a roughed-in kitchen, offering excellent potential for additional living or rental income. This home is designed for both convenience and enjoyment, featuring two parking spaces and three distinct outdoor retreats: A charming front porch with covered exterior lighting, a private back deck with built-in lighting, and a professionally landscaped backyard oasis, complete with mature gardens, a stone patio, privacy fencing, built-in storage, and electrical setup. Set back for a serene and private atmosphere, this outdoor space is truly an entertainer's dream. A rare opportunity to own a spacious move-in-ready home in one of Toronto's most desirable neighborhoods. Don't miss out!</div>							
<div>Extras:</div> <div>Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888</div>							


42 Connaught Ave
Toronto Ontario M4L 2V9

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,986.96/2024**For:** Sale**Sold:** \$1,385,000**List:** \$1,099,000**Sold Date:** 04/18/2025**% Dif:** 126**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

Fronting On: W**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

18.08 x 110 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x2xGround

Dir/Cross St: Queen / Greenwood **Directions:** South of Queen, east of Greenwood.**MLS#:** E12087965**PIN#:** 213920119

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	23.25	x 14.85	Pot Lights	Crown Moulding	Combined W/Dining
2	Dining	Ground	23.25	x 11.51	Crown Moulding	Pot Lights	Combined W/Living
3	Kitchen	Ground	15.86	x 14.49	Quartz Counter	Skylight	W/O To Yard
4	Prim Bdrm	2nd	11.66	x 14.89	3 Pc Ensuite	Casement Windows	Closet Organizers
5	2nd Br	2nd	13.07	x 10.58	Hardwood Floor	Closet Organizers	O/Looks Backyard
6	3rd Br	3rd	17.03	x 11.65	Hardwood Floor	W/I Closet	Ceiling Fan
7	Laundry	Bsmt	6.47	x 7.95	Laundry Sink	Tile Floor	
8	Rec	Bsmt	22.41	x 9.09	Pot Lights	Laminate	

Client Remks: Welcome to 42 Connaught! A stunning 3-bedroom 3-bathroom home in Leslieville. The striking exterior, adorned with cedar and brick details, sets the mood. As you enter, you will be greeted with an open and most functional main floor layout, where the quality finishes and attention to detail are readily apparent. A thoughtful kitchen, main floor powder room and rear sun-soaked walkout to the large open deck overlooking the huge backyard, complete the space. The second floor features 2 spacious bedrooms including the primary suite with a 3-piece ensuite and custom closet, while the third bedroom sits privately above. A finished basement and a rough-in for a 4th bathroom (currently used as a cozy wee office) add space and versatility to an already large home. Beautifully located within great school districts, close to major arteries, steps to Queen, transit, parks and a host of other amenities. Exuding true pride of ownership and impressive on all levels, this house is a lovely home that is sure to be cherished by its soon-to-be new owner. A superb offering in a most desirable location.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-465-7850



77 Hiltz Ave		Sold: \$1,400,000	
Toronto Ontario M4L 2N7		List: \$1,299,000	
Toronto E01 South Riverdale Toronto			
Taxes: \$5,085.71/2024		For: Sale	% Dif: 108
Sold Date: 04/28/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached		Fronting On: W	Rms: 6 + 1
Link:		Acreage:	Bedrooms: 3
2-Storey		20.9 x 78.42 Feet	Washrooms: 2
	Irreg:		1x3, 1x3
Dir/Cross St: Greenwood/Dundas Directions: Queen and Greenwood			

MLS#: E12094642	PIN#: 210410137
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Kitchens:	1	Exterior: Brick / Other Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat:	Zoning: Residential	
Fam Rm:	N		Cable TV:	Hydro:
Basement:	Finished		Gas:	Phone:
Fireplace/Stv:	N		Water:	Municipal
Heat:	Forced Air / Gas		Water Supply:	
A/C:	Central Air		Sewer:	Sewers
Central Vac:	N		Waterfront:	None
Apx Age:			Retirement:	
Apx Sqft:	1100-1500		Farm/Agr:	
Assessment:	POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	None	
Laundry lev:	Lower	Spec Desig:	Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.43	x 14.37	Hardwood Floor	Imitation Fireplace	Pot Lights
2	Dining	Ground	10.3	x 10.01	Combined W/Living	Open Concept	Pot Lights
3	Kitchen	Ground	10.93	x 0	Eat-In Kitchen	Country Kitchen	
4	Prim Bdrm	2nd	13.25	x 16.24	Hardwood Floor	Closet	Cathedral Ceiling
5	2nd Br	2nd	10.24	x 8.27	Hardwood Floor	Pot Lights	
6	3rd Br	2nd	13.09	x 9.15	Hardwood Floor	Closet	Pot Lights
7	Rec	Bsmt	25.98	x 11.12	Hardwood Floor	Pot Lights	

Client Remks: Fabulous 3-Bedroom, 2-Bath Leslieville Gem!This high-quality, fully renovated home offers style, space, and functionality with meticulous attention to detail completely turnkey and move-in ready! Step into an open-concept living and dining area with exposed brick, engineer flooring through-out and a beautifully modern chefs kitchen that walks out to a decked backyard, perfect for entertaining. The sun-filled layout continues in the spacious finished basement, featuring a large family room, laundry area, and a stylish 3-piece bathroom.Upstairs, you'll find three bright bedrooms. The backyard includes a generous deck and large shed, with a wide mutual driveway for added convenience.Located on a fantastic street, just minutes from Greenwood Park (skating rink in winter, splash pad in summer), and a short bike ride to Ashbridge's Bay and Woodbine Beach. Just steps from the vibrant shops, restaurants, and TTC access on Queen Street. Don't miss this light-filled Leslieville beauty its the perfect blend of charm and modern living!

Extras:

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



78 Winnifred Ave
Toronto Ontario M4M 2X3
 Toronto E01 South Riverdale Toronto
Taxes: \$5,457.66/2024
Sold Date: 01/26/2025
SPIS: N **Last Status:** SLD **DOM:** 2

Sold: \$1,400,000
List: \$1,429,000

For: Sale **% Dif:** 98

Semi-Detached **Fronting On:** W **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 19 x 95 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xLower
Dir/Cross St: Queen And Pape

MLS#: E11938822

PIN#: 210560337

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.79	x 11.52	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	15.88	x 12.34	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	14.53	x 10.43	Hardwood Floor	Eat-In Kitchen	Stainless Steel Appl
4	Prim Bdrm	2nd	14.99	x 10.1	Hardwood Floor	Closet	O/Looks Frontyard
5	Bathroom	2nd	5.09	x 9.38	Tile Floor	Pot Lights	Separate Shower
6	2nd Br	2nd	11.09	x 10.73	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.47	x 10.1	Hardwood Floor	Closet	Window
8	Bathroom	Lower	5.25	x 3.25	Concrete Floor	2 Pc Bath	
9	4th Br	Lower	10.43	x 14.9	Concrete Floor	Window	

Client Remks: Welcome To Leslieville! Steps From Prime Queen Street, This Charming 1908-Built Edwardian Classic Combines Original Architecture & Charm With Today's Modern Conveniences. Smartly Renovated With European-Inspired Kitchen Design, Including Eat-In Breakfast Area, Stone Counters, & S/S Appliances. Wonderful Entertaining Space Throughout The Main Floor With Spacious & Separate Living And Dining Rooms, 9 1/2-Foot Ceilings, Heritage Fireplace, Pot Lights, Maple Floors, & Walkout To Back Deck & Maintenance Free Backyard. Summer Barbeques Are Just Around The Corner! Three Well-Appportioned Bedrooms Spread Out Across The Second Level, With Spa-Inspired Bathroom Offering Separate Standing Shower & Clawfoot Soaker Tub. Semi-Finished Lower Level Provides A Second Bathroom And Fourth Bedroom Or Office, Plus Potential To Finish The Remaining Space And Add A Rec-Room! Triple-Glazed Windows, Additional Soundproofing, & Excellent Home Inspection Speak To The Quality & Care Within The Home. Gorgeous Curb Appeal & A Quiet, Family-Friendly Street. See You Soon!

Extras:

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660



72 Coady Ave
Toronto Ontario M4M 2Y8

Toronto E01 South Riverdale Toronto

Taxes: \$6,196.42/2024

Sold Date: 03/05/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$1,400,000

List: \$1,199,000

% Dif: 117

Semi-Detached

Link:

2-Storey

Fronting On: W

Acreage:

20.17 x 80 Feet

Irreg:

Dir/Cross St: North Of Queen **Directions:** North Of Queen

Rms: 6 + 1

Bedrooms: 3 + 1

Washrooms: 3

1x4xUpper, 1x4xMain, 1x3xBsmt

MLS#: E11987518

PIN#: 210510124

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.81	x 14.57	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	12.07	x 9.09	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	12.07	x 13.29	Tile Floor	Quartz Counter	Stainless Steel Appl
4	Bathroom	Main	5.25	x 7.87	Tile Floor	4 Pc Bath	Window
5	Prim Bdrm	2nd	11.78	x 12.07	Hardwood Floor	Vaulted Ceiling	His/Hers Closets
6	Bathroom	2nd	7.58	x 8.07	Tile Floor	4 Pc Bath	Window
7	2nd Br	2nd	9.65	x 10.99	Hardwood Floor	W/O To Deck	Pot Lights
8	3rd Br	2nd	11.42	x 6.27	Hardwood Floor	Double Closet	Window
9	Rec	Bsmt	14.44	x 17.09	Broadloom	Pot Lights	Window
10	4th Br	Bsmt	7.84	x 11.91	Broadloom	B/I Desk	Pot Lights
11	Bathroom	Bsmt	8.27	x 4.59	Tile Floor	3 Pc Bath	Window

Client Remks: Dont Miss Your Chance To Live On Coady Ave, One Of Leslievilles Most Sought After, Quiet, Family Friendly Street With Its Own Annual Street Party! Walking Score Of 94. Welcome To This Charming, Light-Filled 3 Bedrm 3 Bath Semi, Highlighted By The Gorgeous, Newly-Renovated Custom-Made Kitchen With S/S Appliances, Quartz Counters , Backsplash, & Breakfast Bar. The Open Concept Main Floor Offers Large Dining For Entertaining & Family Dinners, Spacious Living Room With Gas Fireplace, & Main Floor 4-piece bathroom! Sun-Drenched Primary Bedroom With Vaulted Ceilings, Skylights, Stained Glass Windows, His-&-Hers Closets. 2 Additional Bedrooms Upstairs, One With Walk-Out To Sundeck, Hardwood Throughout. Renovated Bright 4-Piece Bathroom With Soaker Tub And Rainfall Shower. Two Large, Separate Basement Rec Rooms, One With A Kitchenette Just In Case Youve Got Plans For A Bar! Mutual Driveway With Separate Parking Pad (Unregistered). Backyard Gardens Are Green Oasis In The Spring And Summer. Gas Hook Up For BBQ. Steps To Leslie Grove Park & Prime Queen Streets Best Local Restaurants, Coffee Shops, and Boutiques. An Absolute Pleasure To View, See You Soon!

Extras:

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660


168 Boulton Ave
Toronto Ontario M4M 2J9

Toronto E01 South Riverdale Toronto

Taxes: \$5,265/2024**For:** Sale**Sold:** \$1,400,000**List:** \$1,200,000**Sold Date:** 05/20/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** W**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

13.25 x 91.67 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3x3rd

Dir/Cross St: Broadview & Gerrard **Directions:** Turn east on First and south onto Boulton.**MLS#:** E12144545**PIN#:** 210710192

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room	Retirement:	N
Year Built:	1890			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 12.76	Hardwood Floor	Open Concept	Bay Window
2	Dining	Main	9.51	x 9.51	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	16.01	x 9.58	Ceramic Floor	W/O To Garden	Stainless Steel Appl
4	2nd Br	2nd	12.76	x 12.76	Hardwood Floor	Large Closet	Bay Window
5	3rd Br	2nd	11.75	x 9.68	Hardwood Floor	Large Closet	Window
6	Prim Bdrm	3rd	15.58	x 12.76	Parquet Floor	3 Pc Ensuite	W/O To Deck
7	Other	3rd	16.01	x 10.01	East West View	O/Looks Garden	
8	Laundry	Bsmt	24.57	x 12.76	Concrete Floor	Laundry Sink	
9	Cold/Cant	Bsmt	15.16	x 8.99	Concrete Floor		

Client Remks: Lets Party Like Its 1925! Step inside and step back, way back to another time: the jazz age. Resplendent in Art Decofabulousness, this 1890s vintage Victorian gem manages to look good no matter the era. You'll notice the high ceilings, original stained-glass windows and generous proportions of the open concept main floor plan, a nod to an earlier 20th century renovation. With a decidedly 21st century kitchen and modern updates throughout, this home offers space, a quiet yard and parking (!) The ample basement storage area has been dug down and the third floor, nestled among the tree-tops offers a host of opportunity along with a deck! Step outside these four walls and perhaps take advantage of the Eastdale Playground, grab brunch at the Omar Gandhi designed Lady Marmalade, re-fuel at the undeniably cool Mercury Espresso Bar or treat yourself to a best-in-the-city ice cream cone at Eds RealScoop or one of the many many other restaurants, shops and parks along Queen St. East. Whether you bike, drive or streetcar - downtown is close. As are highways to take you further afield.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-486-5588



45 Empire Ave
Toronto Ontario M4M 2L3
 Toronto E01 South Riverdale Toronto
Taxes: \$5,994/2024
Sold Date: 05/15/2025
SPIS: N **Last Status:** SLD **DOM:** 14

Sold: \$1,410,000
List: \$1,479,000

For: Sale **% Dif:** 95

Semi-Detached **Fronting On:** E **Rms:** 7
Link: **Acreage:** < .50 **Bedrooms:** 3
 2-Storey 18 x 89 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x3xBsmt, 1x5x2nd
Dir/Cross St: Queen/Booth **Directions:** Park on Empire

MLS#: E12119539

PIN#: 210550127

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Drive:	Cable TV: Y Hydro: Y
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas: Y Phone: Y
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement: N
Year Built: 1912	Fenced Yard, Marina, Park, Public Transit,	Farm/Agr:
Yr Built Source: MPAC	Rec Centre, School	Oth Struct:
Apx Sqft: 1100-1500		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.96	x 12.76	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	14.96	x 11.61	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	36.09	x 54.13	Hardwood Floor	Open Concept	Walk-Out
4	Br	2nd	10.73	x 14.96	Hardwood Floor	Double Closet	Large Window
5	2nd Br	2nd	10.17	x 11.42	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.02	x 10.73	Hardwood Floor	Closet	Window
7	Play	Bsmt	14.67	x 26.64	Laminate	Above Grade Window	Murphy Bed
8	Laundry	Bsmt	9.42	x 11.81	Laminate	3 Pc Bath	

Client Remks: Live In The Heart Of Leslieville In This Beautifully Renovated Semi-Detached Home, Rebuilt From The Studs Up In 2014 With New Windows, Electrical, Plumbing, And High-End Finishes Throughout. Located In One Of Toronto's Most Vibrant And Family-Friendly Communities, This Home Offers The Ultimate Urban Lifestyle. Just Steps To Queen Street East, Trendy Shops, Cafes, Restaurants, And The Expansive Jimmy Simpson Park & Rec Centre. With A Walk Score Of 100 And The 24-Hour Queen East Streetcar Nearby, You Truly Don't Need A Car. The Main Floor Features An Updated Front Door With Cast Iron Detail, A Rare Front Hall Closet, And A Convenient Powder Room. Enjoy An Open-Concept Layout With 9 Foot Ceilings, Large Front Window, And Exposed Brick Wall. The Chefs Kitchen Offers Ample Storage, Stone Counters, Breakfast Bar, Gas Cooktop, Stainless Steel Range Hood, Built-In Oven, Microwave, And Dishwasher. The Living Area Accommodates Full-Size Furnishings And Dining. Hardwood Floors And Energy-Efficient LED Lighting Extend Throughout The Main And Second Floors. Walk Out From The Kitchen To A Low-Maintenance Backyard With Turf, Wood Deck, Built-In Speakers, And A Graded Concrete Slab Perfect For Summer BBQs. Upstairs, The Primary Bedroom Features Double Closets And A 5-Piece Bath, Along With Two Additional Great Sized Bedrooms. Solid Wood Staircases Lie Beneath The Carpet. The Finished Basement Has Been Professionally Dug Out For 7.5 Foot Ceiling Height - A Rare Find In These Homes. Offers Space For A Home Office, Playroom, Or Entertainment Area. Features Include A Murphy Bed (Included), A Modern 3-Piece Bath With Laundry And Sump Pump. Additional Highlights: Built-In Speaker System, Nest Thermostat, Covered Front Porch, Fresh Mulch In Front Yard, And More. This Turnkey Home Combines Character, Comfort, And Location In One Of Torontos Most Desirable Neighbourhoods.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.905-828-1122



109 Hamilton St			Sold: \$1,410,000		
Toronto Ontario M4M 2C7			List: \$1,429,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,994.12/2024			For: Sale		% Dif: 99
Sold Date: 02/15/2025					
SPIS: N		Last Status: SLD		DOM: 11	
Semi-Detached		Fronting On: E		Rms: 7	
Link:		Acreage:		Bedrooms: 3	
2-Storey		17.17 x 82 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x2x2nd	
Dir/Cross St: Dundas And Broadview					

MLS#: E11955109	PIN#: 210730232
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Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Drive: Lane	Cable TV:	A Hydro: A
Basement: Full / Unfinished	Gar/Gar Spcs: None / 0	Gas:	A Phone: A
Fireplace/Stv: N	Drive Park Spcs: 1	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft:	Family Room, Library, Park, Public Transit,	Farm/Agr:	
Assessment: POTL:	Rec Centre, School	Oth Struct:	
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 10.6	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	11.75	x 11.52	Open Concept	Crown Moulding	Hardwood Floor
3	Kitchen	Main	13.48	x 10.76	Stainless Steel Appl	Granite Counter	Breakfast Bar
4	Family	Main	12.07	x 10.83	Large Window	B/I Bookcase	O/Looks Backyard
5	Prim Bdrm	2nd	14.4	x 10.76	Vaulted Ceiling	Double Closet	Large Window
6	2nd Br	2nd	11.91	x 10.5	2 Pc Ensuite	Double Closet	Pot Lights
7	3rd Br	2nd	9.32	x 8.66	Window	Double Closet	Pot Lights
8	Laundry	Lower	12.93	x 10.01	Laundry Sink	Window	
9	Rec	Lower	23.1	x 14.01			

Client Remks: Welcome To A South Riverdale Home That Makes An Impression From The Moment You Step Inside. This Victorian Semi Isn't Just About Looks - It's A Functional, Stylish Space That Gets Every Detail Right. The Main Floor Opens With Large Living And Dining Areas That Are Ready To Host Everything From Casual Dinners To Holiday Celebrations. At The Center Is A Chef's Kitchen That Delivers Big On Both Style And Practicality, With An Oversized Fridge And Freezer And A Convenient Breakfast Bar. Beyond The Kitchen, The Sun-Drenched Family Room Is The Perfect Spot To Relax And Features Custom Built-Ins That Add A Polished Touch. Upstairs, The Primary Bedroom Makes A Statement With Vaulted Ceilings And Custom Closets That Make Organization Look Easy. The Second Bedroom Is Spacious And Offers A Rare Ensuite Bathroom. Add A Third Bedroom And A Sleek Family Bath, And You've Got A Floor Plan That Works For Everyone. Heated Bathroom Floors Add An Additional Touch Of Luxury To This Level. The Lower Level Doesn't Disappoint, Offering Storage Galore And A Generously Sized Laundry Area For Efficiency And Ease. Outside, The Home Delivers Just As Much With Stamped Concrete Walkways, And A Parking Pad That Adds Both Convenience And Functionality To This Urban Lifestyle. And Then There's The Location, Steps From Queen East And Surrounded By Leslieville's Best Spots, From Boutiques And Bakeries To Restaurants And Parks. This Is The Kind Of Home That Grabs Attention For All The Right Reasons. ****EXTRAS**** Superbly Maintained Home With Meticulous Upkeep. Please See Feature Sheet For A Full List Of Features & Recent Renovations.

Extras:
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA416-960-9995


80 Alton Ave
Toronto Ontario M4L 2M2

Toronto E01 South Riverdale Toronto

Taxes: \$5,049.94/2024**For:** Sale**Sold:** \$1,410,000**List:** \$1,079,000**Sold Date:** 06/23/2025**% Dif:** 131**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: W**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

16.67 x 117.25 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt


Dir/Cross St: Queen St E & Leslie **Directions:** Queen St E to Alton**MLS#:** E12226862**PIN#:** 210420064

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Available	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room	Retirement:	
Year Built:	1916			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.51	x 10.5	2 Way Fireplace	Picture Window	Open Concept
2	Dining	Main	24.51	x 10.5	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	9.51	x 13.42	Hardwood Floor	Stainless Steel Appl	Backsplash
4	Den	Main	9.74	x 9.15	Hardwood Floor	Window	W/O To Deck
5	2nd Br	2nd	11.09	x 8.5	Window		
6	3rd Br	2nd	8.17	x 14.01	O/Looks Backyard	Window	Closet
7	Prim Bdrm	2nd	13.58	x 13.42	O/Looks Frontyard	Large Window	B/I Closet
8	Rec	Bsmt	25.82	x 13.25	Above Grade Window	3 Pc Bath	Pot Lights

Client Remks: Wantin on Alton! Start your hearts! This perfect semi is giving cuteness, function and top to bottom brilliance. Charming your socks off all the way from the front garden, through the enclosed front porch, to the open concept main floor with renovated kitchen and bonus room at the back - family room? Office? You decide! Fabulous finished basement with extra bathroom, laundry area and rec room of your dreams. Upstairs, three delightful bedrooms; the primary with built-in closet systems. TWO car parking in the back via laneway. The whole enchilada! The one you've been waiting for! The Leslieville home of your dreams. Come and get it.

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



3 Badgerow Ave
Toronto Ontario M4M 1T9
Toronto E01 South Riverdale Toronto
Taxes: \$6,159/2024
Sold Date: 06/04/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,410,500
List: \$1,199,000
For: Sale
% Dif: 118

Semi-Detached
Link:
2-Storey

Fronting On: S
Acreage:
19.08 x 141.39 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Carlaw and Dundas
Directions: East off of Carlaw

MLS#: E12178260

PIN#: 210590165

Kitchens: 1
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1914
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Park, Public Transit

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.06	x 13.06	Pot Lights	Open Concept	Hardwood Floor
2	Dining	Main	12.24	x 12.99	Pot Lights	Hardwood Floor	
3	Kitchen	Main	15.03	x 12.47	Centre Island	2 Pc Bath	W/O To Yard
4	Prim Bdrm	2nd	15.09	x 10.01	Fireplace	Double Closet	Hardwood Floor
5	Br	2nd	9.55	x 11.06	Closet	Window	Hardwood Floor
6	Br	2nd	12.47	x 8.2	Large Closet	Window	Hardwood Floor
7	Rec	Lower	14.47	x 28.61	Fireplace	3 Pc Bath	Broadloom

Client Remks: Welcome to 3 Badgerow Avenue an exceptional, beautifully renovated, move-in-ready family home nestled in vibrant Leslieville and the highly regarded Pape School District. Situated on a coveted south-facing 140-ft deep lot, this home is drenched in natural light and offers the perfect blend of comfort, style, and urban convenience. Step onto the charming covered front porch and into a thoughtfully renovated interior featuring spacious principal rooms, ideal for everyday living and entertaining. The main floor powder room adds functionality, while the large eat-in kitchen boasts a central island with breakfast bar, stainless steel appliances, and ample space for gathering. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary bedroom. The fully finished basement with separate entrance offers flexibility as a family room, guest suite, or workspace. Outside, the magnificent backyard is an entertainers dream lush, private, and with tons of room for play or relaxation. Enjoy seamless indoor-outdoor living with an incredible built-in speaker system designed for both indoor and outdoor enjoyment perfect for hosting or unwinding with your favourite playlist. There's even the potential to build a garden suite for future expansion. With a 98 Walk Score, TTC at your doorstep, and just a short walk to the best of Queen Street East and Gerrard Street East, this home offers an unbeatable location with parks, schools, shops, and restaurants all close by. This is a rare opportunity to own a beautifully renovated, light-filled home with room to grow and tons of smart storage throughout in one of Toronto's most cherished neighbourhoods. Welcome home to 3 Badgerow Avenue.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



28 Endean Ave
Toronto Ontario M4M 1W6
 Toronto E01 South Riverdale Toronto
Taxes: \$4,242.58/2024 **For:** Sale **% Dif:** 118
Sold Date: 05/14/2025
SPIS: N **Last Status:** SLD **DOM:** 9

Semi-Detached **Fronting On:** N **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 4 + 0
 2 1/2 Storey 15 x 93 Feet **Washrooms:** 4
Irreg: 1x3x3rd, 1x4x2nd, 1x2xMain,
 1x3xBsmt
Dir/Cross St: Jones/Gerrard **Directions:** Jones/Gerrard

MLS#: E12123818**PIN#:** 210430097

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:


Exterior: Brick / Vinyl Siding
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.74	x 12.99	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Main	26.74	x 12.99	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	16.01	x 8.99	B/I Appliances	Quartz Counter	
4	Br	2nd	10.01	x 12.99	Bay Window	Double Closet	Hardwood Floor
5	2nd Br	2nd	8.5	x 6.99	Hardwood Floor		
6	3rd Br	2nd	15.49	x 8.99	Hardwood Floor		
7	4th Br	3rd	15.49	x 8.99	3 Pc Ensuite	Hardwood Floor	W/O To Balcony
8	Family	Bsmt	16.5	x 12.99	Open Concept		
9	Kitchen	Bsmt	10.99	x 8.99	Open Concept		

Client Remks: A Special Family Home Offering In The Heart Of Leslieville! This Beautiful Fully Renovated Sun-Drenched Home Has It All. Thoughtfully Designed With Meticulous Attention To Detail. The Open Concept Main Floor Features A Grand Living Room, Spacious Dining Room & Family Size Chef's Dream Kitchen, And Rare Main Floor Powder Room & Walk-Out To Fully Interlock Back Yard. The Renovated Kitchen Boasts A Chief Dream Place, Custom Cabinetry, Stainless Appliances & Quartz Countertops. Generous Bedrooms With Ample Storage Space. Stately Primary Bedroom With Ensuit, Custom Wardrobe Storage and Walk to Balcony. The Open Concept Basement Provides An Legal Separate Entrance Apartment with Kitchen/Laundry/Gorgeous Bathroom. Steps Away From T.T.C., Schools, Greenwood Park(Pool/Ice Rink),Shops And Restaurants.

Extras:**Listing Contracted With:** FIRST CLASS REALTY INC.905-604-1010



87 Empire Ave
Toronto Ontario M4M 2L3
Toronto E01 South Riverdale Toronto
Taxes: \$5,851/2024
Sold Date: 04/03/2025
SPIS: N
Last Status: SLD
DOM: 5

Sold: \$1,425,000
List: \$1,289,000
For: Sale
% Dif: 111

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
18 x 89 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3 + 1
Washrooms: 2
1x4x2nd, 1x4xBsmt

Dir/Cross St: Queen and Logan **Directions:** one way north on Empire from Eastern avenue

MLS#: E12049157
Assignment: N

PIN#: 210550107
Fractional Ownership: N


Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat:	Zoning: residential Cable TV: Gas: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.46	x 14.34	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	23.46	x 14.34	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	13.94	x 9.97	Modern Kitchen	W/O To Yard	Stainless Steel Appl
4	Prim Bdrm	2nd	15.22	x 12.89	Hardwood Floor	Vaulted Ceiling	Closet
5	2nd Br	2nd	10.33	x 9.42	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.79	x 7.55	Hardwood Floor	Closet	Window
7	Rec	Bsmt	13.98	x 9.78	Laminate	Pot Lights	
8	Office	Bsmt	16.96	x 8.83	Laminate	Pot Lights	

Client Remks: Welcome to 87 Empire Ave, a truly special home in the heart of Prime Leslieville-where character, comfort, and modern style come together beautifully. This thoughtfully renovated 2-storey home offers the perfect blend of contemporary design and warm, welcoming spaces. From the moment you walk in, you'll feel at home. The open concept main floor features elegant white oak hardwood floors, soaring ceilings, and an effortless flow that's perfect for both everyday living and entertaining. The stunning chefs kitchen is the heart of the home outfitted with top-of-the-line stainless steel appliances, a gas stove, sleek modern cabinetry, and direct access to a private, fenced-in backyard retreat. Whether you're hosting friends or enjoying a quiet night in, this space is designed for connection and comfort. Upstairs, the primary bedroom is a true sanctuary, with dramatic vaulted ceilings, a custom fitted closet and beautiful natural light that pours in throughout the day. It's a space that invites you to slow down and unwind. Two fully renovated bathrooms offer a spa-like feel with stylish, modern finishes. The finished basement adds even more functional living space perfect for a cozy family room, guest area, or home office. This home is bathed in natural sunlight and has been renovated with care and attention to detail throughout. Everything has been done-simply move in and enjoy. All of this, just steps from vibrant Queen Street East with its boutique shops, beloved cafes, restaurants, parks, and excellent schools-Morse Street Junior Public School. It's a true community here, and homes like this don't come around often. Don't miss your chance to live in one of Toronto's most sought-after neighbourhoods in a home that truly has it all.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888

	87 Berkshire Ave Toronto Ontario M4M 2Z6 Toronto E01 South Riverdale Toronto Taxes: \$5,665.09/2024 Sold Date: 03/06/2025 SPIS: N Last Status: SLD DOM: 1					Sold: \$1,435,000 List: \$1,149,000 For: Sale % Dif: 125	
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 18.08 x 100 Feet Irreg:		Rms: 7 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xLower		
	Dir/Cross St: Queen St. E & Jones Directions: South off of Queen St. E						
MLS#: E12001591 PIN#: 210520172							
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Main			Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	15.65	x 5.94	Large Window	O/Looks Garden	
2	Living	Main	15.65	x 11.48	Hardwood Floor	Combined W/Dining	
3	Dining	Main	12.3	x 11.15	Hardwood Floor		
4	Kitchen	Main	14.6	x 11.75	Hardwood Floor	Stainless Steel Appl	Stone Counter
5	Laundry	Main	7.71	x 7.22	Walk-Out	O/Looks Backyard	
6	Prim Bdrm	2nd	12.34	x 11.98	Hardwood Floor	Large Closet	Large Window
7	2nd Br	2nd	9.61	x 9.48	Hardwood Floor	Closet	
8	3rd Br	Bsmt	11.38	x 11.22	Above Grade Window	Large Closet	Vinyl Floor
9	Family	Bsmt	14.6	x 17.52	Above Grade Window	Vinyl Floor	
Client Remks: Exposed brick and three big bedrooms on Berkshire. Some homes just feel right the moment you walk in. Maybe it's the width - extra breathing room that makes all the difference. Maybe it's the exposed brick, warm and full of character. Or maybe it's the way the light spills into the space, making it feel like home before you've even put your coffee down. 87 Berkshire is that kind of home. With two generously sized bedrooms upstairs and a lower-level bedroom that fits a king, this home is more thoughtfully designed than most three-bedrooms you'll see. The extra width makes the main floor feel open and effortless, with a designer-renovated kitchen (2018) that balances style and practicality. Upstairs, the newly reimagined (2024) bathroom adds a fresh, modern touch. And unlike the typical layout where one bedroom feels like an afterthought, every room here is a space you'll actually use. Two of the bedrooms easily fit a king, while the third comfortably accommodates a queen - because no one should feel like they got the short straw. And then there's the backyard. Reworked in 2019 with a landscape architect and engineer, it's designed to function beautifully. The roll-up garage door not only looks great, but keeps your backyard open and spacious. Parking? You've got two spots off the laneway, because convenience matters. If you're looking for a home that blends thoughtful updates with original charm, in a neighbourhood that feels like a community, this is the one.							
Extras:							
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000							



11 Empire Ave
Toronto Ontario M4M 2L3
 Toronto E01 South Riverdale Toronto
Taxes: \$6,130.02/2024
Sold Date: 04/08/2025
SPIS: N **Last Status:** SLD **DOM:** 5

Sold: \$1,435,000
List: \$1,249,000

For: Sale **% Dif:** 115

Semi-Detached **Fronting On:** E **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 15.58 x 89 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xLower
Dir/Cross St: Queen St E/Logan Ave **Directions:** North from Eastern Ave

MLS#: E12058595

PIN#: 210550144


Kitchens:	1	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.17	x 16.5	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	10.67	x 10.33	Open Concept	Combined W/Living	Pot Lights
3	Kitchen	Main	12.25	x 10.42	Stainless Steel Appl	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	9.92	x 11.25	W/W Closet	Vaulted Ceiling	Hardwood Floor
5	2nd Br	2nd	12.33	x 8.08	Hardwood Floor	Window	Closet
6	3rd Br	2nd	8.5	x 11.5	Window	Hardwood Floor	Closet
7	Rec	Lower	24.92	x 12.75	Broadloom	B/I Bookcase	Window

Client Remks: Welcome to 11 Empire Ave, a fully renovated Leslieville stunner that checks all the boxes! From the charming brick exterior to the soaring cathedral ceilings in the primary bedroom, every detail is designed to impress. The open-concept main floor is bright and stylish, featuring hardwood floors, ample windows, and a sleek modern kitchen with quartz counters, stainless steel appliances, and a breakfast bar. Looking for extra space? The finished basement offers a rec room, second full bath, room for a home office, and laundry room! Outside, your private backyard oasis awaits, complete with an expansive deck ideal for hosting friends and family for summer BBQs. Located in the heart of Leslieville, you're just steps from trendy shops, restos, cafes, Morse St PS, 24 hour TTC, and more. This is city living at its best!

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-465-7850



6 Vancouver Ave
Toronto Ontario M4L 2S8
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$5,598/2024
Sold Date: 03/03/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,450,000
List: \$1,199,000
For: Sale
% Dif: 121

Semi-Detached
Link:
2 1/2 Storey

Fronting On: W
Acreage:
17.58 x 102.09 Feet
Irreg:

Rms: 8
Bedrooms: 4
Washrooms: 2
1x2xMain, 1x4x2nd

Dir/Cross St: Greenwood and Queen **Directions:** Off Queen

MLS#: E11985013

PIN#: 210400218

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1906
Yr Built Source: MPAC
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Other
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
Fenced Yard, Park, Place Of Worship,
Public Transit, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.17	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	12.99	x 11.84	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	14.17	x 10.5	Modern Kitchen	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	14.99	x 11.52	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	14.5	x 10.01	Hardwood Floor	W/I Closet	Window
6	3rd Br	2nd	9.58	x 9.32	Hardwood Floor	Closet	Window
7	4th Br	3rd	14.76	x 13.32	Hardwood Floor	Window	
8	Den	3rd	14.76	x 10.5	Hardwood Floor	Window	

Client Remks: Vibrant on Vancouver Avenue! This gorgeously updated four bedroom gem in the heart of Leslieville boasts an open concept main floor with soaring ceilings and loads of natural light. Cozy up in the living room with a glass of wine in front of the fireplace, entertain your friends in the generous dining room and enjoy cooking in the gorgeous updated kitchen complete with radiant floor heating and tons of storage. Additional features on the main floor include a powder room, ample front hall closet and even a laundry room! There are three spacious bedrooms on the second floor along with a luxurious four piece spa-like bathroom with in-floor heating that has an incredible vaulted ceiling!On the third floor, you will find two additional rooms, both could be bedrooms, office space or an extra play room!

Conveniently located on a cozy dead-end street, just steps to schools, Queen Street, and transit, this home is the perfect blend for families looking for urban living but with ample space and functionality for a busy family life.

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD,888-311-1172



45 Badgerow Ave		Sold: \$1,455,000
Toronto Ontario M4M 1V5		List: \$1,449,900
Toronto E01 South Riverdale Toronto		
Taxes: \$6,122.88/2024	For: Sale	% Dif: 100
Sold Date: 05/27/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: S	Rms: 8
Link:	Acreage:	Bedrooms: 3
3-Storey	16 x 108 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x5x2nd, 1x2xBsmt
Dir/Cross St: Pape & Dundas Directions: Pape & Dundas		

MLS#: E12159656		PIN#: 210500410	
Assignment: N		Fractional Ownership: N	
Kitchens:	1	Exterior:	Brick / Brick Front
Fam Rm:	N	Drive:	Lane
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0
Fireplace/Stv:	N	Drive Park Spcs:	0
Heat:	Forced Air / Gas	Tot Prk Spcs:	2
A/C:	Central Air	UFFI:	
Central Vac:	N	Pool:	None
Apx Age:		Prop Feat:	
Apx Sqft:	1100-1500	Cul De Sac, Fenced Yard, Library, Park, Public Transit, School Bus Route	
Assessment:	POTL: N	Zoning:	
POTL Mo Fee:		Cable TV:	
Laundry lev:	Lower	Gas:	Hydro:
		Water:	Phone:
		Water Supply:	Municipal
		Sewer:	Sewers
		Waterfront:	
		Retirement:	N
		Farm/Agr:	
		Oth Struct:	
		Survey Type:	None
		Spec Desig:	Unknown
Topography: Flat			
#	Room	Level	Length (ft) Width (ft) Description
1	Living	Ground	13.55 x 9.09
2	Dining	Ground	13.81 x 10.66
3	Kitchen	Ground	16.5 x 9.61
4	Prim Bdrm	2nd	11.68 x 13.58
5	2nd Br	2nd	13.09 x 9.61
6	3rd Br	3rd	16.67 x 13.65
7	Rec	Bsmt	19.46 x 13.39
8	Laundry	Bsmt	7.81 x 9.35
Client Remks: Welcome to 45 Badgerow Avenue, a three-storey Victorian semi tucked onto a quiet, dead-end street in South Riverdale. This 3-bed, 3-bath home blends original character with thoughtful upgrades. The main floor is open-concept with exposed brick, hardwood floors, and big windows that let the light flow from morning to evening. The kitchen is smart and functional with GE Cafe and Pro appliances and quartz countertops. Upstairs, you'll find three bedrooms across two upper levels, two renovated bathrooms, and a flexible third-floor retreat perfect for working from home, hosting overnight guests, or hiding from your to-do list. The basement is unfinished clean, dry, and full of potential. The home also features a new flat roof, upgraded HVAC, rebuilt front and back decks, and two-car laneway parking. Located just a 5-minute walk to TTC, Greenwood Park, Hideaway Park, and some of the best local businesses in the east end including Left Field Brewery, Ascari Enoteca, Good Neighbour, and more.Live in a neighbourhood that balances quiet, community charm with access to everything. 45 Badgerow offers all the essentials, with none of the fluff.			
Extras:			
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000			


43 Highfield Rd
Toronto Ontario M4L 2T9

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,107.16/2024**For:** Sale**Sold:** \$1,465,000**List:** \$1,498,000**Sold Date:** 03/16/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: E**Rms:** 7**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

19.17 x 114 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Dundas St E / Greenwood **Directions:** Dundas st E & Greenwood**MLS#:** E12010413**PIN#:** 210370423

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1932
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:


Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 11.06	Electric Fireplace	Pot Lights	Built-In Speakers
2	Dining	Main	9.81	x 11.32	Large Window	Pot Lights	Built-In Speakers
3	Kitchen	Main	11.19	x 13.22	Centre Island	Quartz Counter	W/O To Deck
4	Powder Rm	Main	5.94	x 2.56	2 Pc Bath	Porcelain Floor	Ceiling Fan
5	Prim Bdrm	2nd	14.07	x 10.66	Large Window	Pot Lights	Closet
6	2nd Br	2nd	10.56	x 9.78	Pot Lights	Window	Closet
7	3rd Br	2nd	11.58	x 8.14	Window	Closet	Pot Lights
8	Bathroom	2nd	5.81	x 5.15	4 Pc Bath	Porcelain Floor	Ceiling Fan
9	Living	Bsmt	17.98	x 10.73	Above Grade Window	Combined W/Dining	Pot Lights
10	Kitchen	Bsmt	13.16	x 5.41	Stainless Steel Appl	W/O To Garden	Above Grade Window
11	Br	Bsmt	9.58	x 8.14	Pot Lights	Closet	Pot Lights
12	Bathroom	Bsmt	11.06	x 4.72	3 Pc Ensuite	Porcelain Floor	Ceiling Fan

Client Remks: Discover true modern living in this extensively renovated, fully permitted top to bottom this solid brick semi-detached home, 3+1 bed, 3-washroom renovation in Leslieville! The home boasts a seamless open concept design, the main floor captivates with its custom kitchen featuring a sleek island, quartz counter top, and back splash. Enhanced by engineered hardwood flooring throughout, the residence radiates both style and functionality, including a mutual driveway, Street parking is literally a breeze. The finished basement complete with a kitchen, bedroom and washroom, extends the living space, providing an ideal setting for recreation. With a main floor walkout to a new backyard deck holding the barbecue gas line, indoor and outdoor living is seamlessly blended. Moreover, this home further elevates its appeal with a main floor powder room, new windows flooding the interior with natural light, upgraded 200Amp electrical panel, new owned furnace, new AC, new flat roof,...MUST SEE! **EXTRAS** Short stroll to shopping/dining on Queen or Gerrard, Greenwood park, farmer's market, pool, skating, off-leash dog area, TTC & schools!

Extras:**Listing Contracted With:** AIMHOME REALTY INC. 416-490-0880

	192 Hamilton St Toronto Ontario M4M 2E1 Toronto E01 South Riverdale Toronto Taxes: \$6,574/2024 Sold Date: 06/03/2025 SPIS: N Last Status: SLD DOM: 6				Sold: \$1,475,000 List: \$1,398,000 For: Sale % Dif: 106			
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 19.52 x 90.14 Feet Irreg:		Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x4xBsmt			
	Dir/Cross St: Broadview/Gerrard Directions: Broadview/Gerrard							
	MLS#: E12178872 PIN#: 210720240							
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick / Stucco/Plaster Drive: Private Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	13.62	x 14.6	Combined W/Dining	Fireplace	Open Concept	
2	Dining	Main	13.22	x 14.63	Combined W/Living	Hardwood Floor	Open Concept	
3	Kitchen	Main	16.17	x 12.11	Stainless Steel Appl	Breakfast Bar	Pot Lights	
4	Family	Main	8.86	x 12.07	Hardwood Floor	W/O To Deck	Sliding Doors	
5	Prim Bdrm	2nd	15.16	x 14.63	Vaulted Ceiling	3 Pc Ensuite	W/O To Balcony	
6	2nd Br	2nd	9.78	x 12.04	Window	Hardwood Floor	W/O To Balcony	
7	3rd Br	2nd	11.32	x 8.66	Closet	4 Pc Bath	Window	
8	Rec	Bsmt	24.34	x 13.58	Laminate	4 Pc Bath		
Client Remks: Effortlessly stylish with a welcoming feel, this semi on Hamilton is a bright and breezy backdrop for city living in South Riverdale. From the street, the curb appeal sets the tone beautifully, while the corner-lot position lets natural light pour in from the north, east, and west, giving the space an all-day glow. Updated with new flooring and cabinetry, the open-concept main makes it easy to host (or just spread out), complete with a rare main floor family room that gives the layout extra flexibility. Outside, a shady backyard patio offers the perfect spot for summer hangs, while secure off-street parking means one less thing to stress about. Upstairs, you'll find three bedrooms, including a vaulted-ceiling primary with its own ensuite and balcony. Skylights, newly installed in 2024, bring even more light into a layout that easily fits family life, guests, or a home office. And below it all, a finished basement with 7.5-foot ceilings adds even more functional space. The street feels quiet and neighbourly, but you're still close to everything: daycares, schools, community centres, and all the shops and services that make daily life easier. Grab fresh produce at Chinatown East Market in under 5, wander to Queen East in 10, or make your way to the Danforth in 20 (if you're not sidetracked by Riverdale Parks views on the way). The access to greenspace is exceptional, DVPs right there when you need it, and there are plenty of TTC stops all around you. Rooted in a sought-after east-end pocket, this home is as livable as it is well located.								
Extras:								
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000								


107 Coady Ave
Toronto Ontario M4M 2Y9

Toronto E01 South Riverdale Toronto

Taxes: \$6,037.04/2025**Sold Date:** 05/14/2025**SPIS:** N**Last Status:** SLD**For:** Sale**Sold:** \$1,481,000**List:** \$1,199,900**% Dif:** 123**DOM:** 6

Semi-Detached

Fronting On: E**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

16.92 x 100 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Queen E. & Jones**Directions:** One way North on Coady Off Of Queen St. E just West of Jones Avenue**MLS#:** E12132815**PIN#:** 210510209

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Year Built: 1913
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Fireplace/Stove, Library, Park, Public
 Transit, School

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: Available
Spec Desig: Unknown

Water Delivery Features: Drain Back Sys**Sewage:** Drain Back Sys, Municipal Avail

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.57	x 13.75	Hardwood Floor	Brick Fireplace	West View
2	Dining	Main	15.09	x 11.75	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	15.42	x 10.66	Hardwood Floor	Open Concept	Modern Kitchen
4	Prim Bdrm	2nd	14.67	x 13.48	Hardwood Floor	Bay Window	West View
5	2nd Br	2nd	11.52	x 10.43	Hardwood Floor	Large Window	South View
6	3rd Br	2nd	9.42	x 13.58	Broadloom	W/O To Deck	East View
7	Rec	Bsmt	16.5	x 12.01	Laminate	Pot Lights	Open Concept
8	Br	Bsmt	15.75	x 8.6	Laminate	Closet Organizers	Large Closet
9	Laundry	Bsmt	7.09	x 7.51	Ceramic Floor	4 Pc Bath	

Client Remks: Cozy Into This Amazing Community On Coady Avenue And Live The Leslieville Experience. Celebrate The Classic Style Living Room With Updated Hardwood Floors Elegant Staircase And Open Concept Gourmet Kitchen With Custom Cabinetry. This Move In Ready 3+1 Bedroom Semi Awaits Your Arrival. The Updated Eat In Kitchen Includes Stainless Steel Appliances, Gas Stove, Corian Countertops And An Abundance Of Cupboards, Providing Both Style And Functionality. This Residence Has A Fabulous Layout And A Seamless Blend Of Classic Charm With Modern Updates, Offering A Warm And Inviting Atmosphere For Families, Professionals And Creatives Alike. The Second Level Is Filled With Rays Of Natural Light And Spacious Bedrooms With Great Closet Space And Walk Out Deck At Rear. Enjoy The Fully Finished Basement With Separate Entrance, Stunning 3-Piece Bath With Heated Floors And Spacious Bedroom With Faux Plank Flooring. Situated Just Steps From Queen St. E., Schools and Library. Enjoy Your Summer Dayz People Watching On Your Front Porch Or A Quiet Summer BBQ's On Your Private Rear Wood Deck. Two Car Parking With Lane Access. This Home Places You In The Heart Of Leslieville Renowned For Its Eclectic Mix Of Boutique Shops, Cafes And Trendy Restaurants. Updates Include New Boiler 2024, Fascia, Soffit, Eavestrough 2025, Floors 2025, Front and Rear Doors 2025 and Waterproofing 2015

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888


152 Rhodes Ave
Toronto Ontario M4L 3A1

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$6,938.30/2024**For:** Sale**Sold:** \$1,495,000**List:** \$1,399,000**Sold Date:** 02/03/2025**% Dif:** 107**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

16.67 x 110 Feet

Washrooms: 3**Irreg:**

1x5x2nd, 1x4x2nd, 1x4xLower

Dir/Cross St: W Of Coxwell/N. Of Dundas**MLS#:** E11941571**PIN#:** 210380182

Kitchens:	1	Exterior:	Alum Siding / Brick Front	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:	6-15	Prop Feat:	Hospital, Park, Public Transit, Rec Centre, School	Retirement:	
Apex Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.01	x 13.16	Hardwood Floor	Window	Open Concept
2	Dining	Main	22.01	x 13.16	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	28.08	x 13.16	Hardwood Floor	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	13.16	x 10.99	Hardwood Floor	5 Pc Ensuite	Double Closet
5	2nd Br	2nd	9.55	x 8.01	Hardwood Floor	Closet	Skylight
6	3rd Br	2nd	11.42	x 8.99	Hardwood Floor	O/Looks Backyard	Closet
7	Family	Lower	13.16	x 11.84	Laminate	Pot Lights	Above Grade Window
8	Laundry	Lower	0	0	Laundry Sink		

Client Remks: Top to bottom, front to back, no expense spared - this meticulously designed 3-bedroom Semi-Detached is perfection. Built in 2017 and located in between Leslieville and the Beaches close to all the good stuff, Rhodes Avenue is calling your name! Step inside and be wowed - the sun-kissed open concept main floor features 9ft ceilings, solid oak floors and is begging for your stylish furniture and fabulous gatherings. Glide past the stunning glass staircase illuminated by a soaring skylight and into the sleek oversized kitchen. Total chefs dream, featuring stainless steel appliances, plenty of counter space for your culinary masterpieces, navy custom built-in cabinetry and breakfast bar, and a walkout to the beautifully landscaped west-facing backyard perfect for entertaining. Whether you're relaxing on the deck or lounging in the chic living area below, you'll be nestled under mature trees and vibrant blooms, creating the ultimate escape right in the city. Upstairs, two bright bedrooms with generous closet space and a 4-piece bathroom. At the other end of the hall awaits peace, quiet, & privacy in the elegant primary bedroom featuring double closets, lush views out the east-facing window and a spa-like ensuite bath with a skylight and massive walk-in glass shower. Head downstairs to the fully finished 7.5-foot high basement, featuring a stylish family room, another 4-piece bathroom, a laundry room with a sink, plus a bonus entrance to the backyard. Parks within walking distance in every direction! Enjoy being close to groceries, schools, and local hotspots like Lake Inez and Mattachioni. You'll be right in the heart of the action. Plus, it's a quick stroll to Ashbridges Bay Beach. Get Downtown in 20, TTC just steps away.

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



28 Blong Ave
Toronto Ontario M4M 1P2

Toronto E01 South Riverdale Toronto

Taxes: \$5,036.64/2024

For: Sale

% Dif: 120

Sold Date: 04/10/2025

SPIS: N

Last Status: SLD

DOM: 3

Att/Row/Twnhouse

Fronting On: N

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3

2 1/2 Storey

12.5 x 100.93 Feet

Washrooms: 1

Irreg:

1x4x2nd

Dir/Cross St: Queen Street East & Pape Avenue

Directions: East off Pape Avenue North of Queen Street East.

MLS#: E12066821

PIN#: 210570254


Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Y Hydro: Y
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Cul De Sac, Fenced Yard, Library, Park, Public Transit, School	Retirement:	
Year Built:	1888			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.91	Hardwood Floor	B/I Shelves	O/Looks Frontyard
2	Dining	Main	11.91	x 11.09	Hardwood Floor	Window	O/Looks Living
3	Kitchen	Main	18.5	x 9.68	Tile Floor	Breakfast Bar	W/O To Yard
4	Prim Bdrm	2nd	12.6	x 9.74	Hardwood Floor	Cathedral Ceiling	B/I Closet
5	2nd Br	2nd	15.68	x 6	Hardwood Floor	Closet	Window
6	Bathroom	2nd	9.42	x 9.51	Tile Floor	Soaker	Separate Shower
7	3rd Br	3rd	18.34	x 8.83	Cathedral Ceiling	Large Closet	B/I Desk
8	Workshop	Lower	13.42	x 8.99	Concrete Floor	B/I Shelves	Combined W/Laundry

Client Remks: Tucked away in the heart of Leslieville, 28 Blong Avenue sits at the end of a beloved, dead-end street lined with charming brick homes beneath a leafy canopy. Spend an afternoon on the front porch and you'll quickly feel the neighbourhood's warmth: friendly waves from neighbours, kids playing freely, and birdsong that evokes small-town tranquility. Step inside below the original stained-glass transom window and be welcomed by soaring ceilings and natural light cascading throughout the open-concept main floor. The first level is anchored by a renovated kitchen featuring a breakfast bar, premium appliances, and a surprising amount storage. The kitchen flows effortlessly out to a thoughtfully designed backyard - an entertainer's dream with dedicated areas for dining and lounging, plus private laneway parking for one. Upstairs, the second level features two bedrooms, including a serene primary suite with cathedral ceilings, wall-to-wall built-in closets, and soaring south-facing windows. A modern family bathroom boasts a separate soaker tub and elegant tile work. The third floor offers a versatile retreat; ideal as a third bedroom, office, or creative space with a built-in work station, oversized closet, and walkout to a secluded terrace perfect for sunrise coffees or sunset unwinding. Ideally situated to enjoy both the village charm of Leslieville and the conveniences of city living, 28 Blong Avenue is steps from top-rated restaurants, boutiques, critically-acclaimed theatre, and transit. Excellent daycares, schools, and the cherished Hideaway Park and dog run are all nearby. Lovingly maintained, this home offers a rare opportunity to join one of Toronto's most tightly held and sought-after communities.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



213 Heward Ave
Toronto Ontario M4M 2T6
Toronto E01 South Riverdale Toronto
Taxes: \$5,945/2024
Sold Date: 01/09/2025
SPIS: N
Last Status: SLD
DOM: 48

Sold: \$1,499,999
List: \$1,500,000
For: Sale
% Dif: 100

Att/Row/Twnhouse
Link:
3-Storey

Fronting On: E
Acreage:
16.99 x 44.88 Feet
Irreg:

Rms: 7
Bedrooms: 3
Washrooms: 3
1x4x3rd, 1x4x2nd, 1x3xLower

Dir/Cross St: Queen/Carlaw

MLS#: E10441514

PIN#: 210560419

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 16-30
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School

Zoning:
Cable TV: Y
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

Hydro: Y
Phone:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Lower	9.35	x 16.4	Limestone Flooring
2	Kitchen	Main	8.2	x 16.08	Breakfast Bar
3	Living	Main	26.57	x 16.08	B/I Shelves
4	Dining	Main	26.57	x 16.08	Hardwood Floor
5	Br	2nd	11.48	x 16.08	Hardwood Floor
6	Br	2nd	12.47	x 16.08	Hardwood Floor
7	Prim Bdrm	3rd	14.11	x 11.48	Large Closet

Combined W/Office
Granite Counter
Crown Moulding
Crown Moulding
Crown Moulding
Double Closet
4 Pc Ensuite

Access To Garage
W/O To Patio
Gas Fireplace
Pot Lights
Double Closet
Large Window
W/O To Terrace

Client Remks: Have You Heard Of Heward? Welcome To This Spacious Three Bedroom, Three Bath Home In Beautiful Leslieville. The Main Floor Features A Bright, Modern Kitchen With Breakfast and Coffee Bar, Tons of Storage, Granite Counters, Quality Appliances, And If That Wasn't Enough - A Walk-Out To A Private Patio To Enjoy Those Summer BBQ's. The Large, Sunlit Living Area Offers Wood Flooring, Crown Moulding, Built-In Storage, And Cozy Fireplace. The Second Level Has Two Generous Sized Bedrooms With Loads Of Closet Space, Wood Flooring, And Four Piece Bath. And Last But Certainly Not Least The Third Floor Is Your Primary Suite! What I Would Look For In A Primary - Incredible Amount Of Closet Space? Check. Large Enough For A King Sized Bed? Check. Double Vanity In A Stunning En-Suite? Check. My Own Massive, Private, Terrace? Check. This Property Certainly Checks All Of The Boxes. Literal Steps To Queen St. Shops, Restaurants, Schools, Parks, TTC - You Know The Rest...

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



47 Morse St Toronto Ontario M4M 2P7 Toronto E01 South Riverdale Toronto Taxes: \$5,715.16/2024 Sold Date: 02/07/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,505,000 List: \$1,250,000 For: Sale % Dif: 120		
Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Carlaw & Eastern		Fronting On: E Acreage: 15 x 129 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x5x2nd, 1x3x2nd, 1x3xBsmt	

MLS#: E11954356	PIN#: 210540176
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Other, Park, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 13.29	Hardwood Floor	Pot Lights	B/I Shelves
2	Dining	Main	12.27	x 11.88	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	16.57	x 9.94	Stainless Steel Appl	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	14.4	x 10.04	Hardwood Floor	B/I Closet	5 Pc Ensuite
5	Bathroom	2nd	8.89	x 4.89	5 Pc Bath	Double Sink	Tile Floor
6	2nd Br	2nd	8.92	x 8.83	Hardwood Floor	B/I Shelves	Large Window
7	3rd Br	2nd	12.53	x 10.07	Skylight	Hardwood Floor	O/Looks Backyard
8	Media/Ent	Lower	27.85	x 13.91	Above Grade Window	Laminate	Pot Lights
9	Laundry	Lower	6.73	x 5.25	Separate Rm	Pot Lights	Laminate
10	Bathroom	Lower	8.46	x 4.95	3 Pc Bath	Tile Floor	Pot Lights
11	Utility	Lower	6.04	x 4.17			

Client Remks: Urban Oasis In Leslieville Steps To Queen East. This Stunning 3-Bedroom, 3-Bathroom Victorian Home Blends History With Contemporary Design In One Of Toronto's Most Vibrant Neighborhoods. Built In 1898, It Features Eye-Catching Curb Appeal, A Spacious Open-Concept Layout, And Engineered Hardwood Floors. The Main Level Boasts A Chef-Inspired Kitchen With Quartz Countertops, Stainless Steel Appliances, And A Walk-Out Deck, Perfect For Summer Entertaining. The Sunlit Living Room Is Enhanced With Custom Built-In Shelving, Pot Lights And An Original Stained Glass Window, While An Enclosed Glass Stairway Leads To The Upper Level. The Primary Bedroom Offers A Spa-Like 5-Piece Ensuite, And The Fully Finished Lower Level With A Ceiling Height Of Over 6 Feet, Provides Additional Living Space, Separate Laundry And A 3-Piece Bathroom With Glass Enclosed Shower. Step Outside To A Beautifully Landscaped Backyard, A Private Retreat Perfect For Relaxing Or Entertaining. At The Rear Of The Property, You'll Also Find Convenient Two-Car Parking With A LEVEL 2 EV Charger, Making City Living Effortless & Eco Friendly. Just Steps Away, A Fantastic Kids Playground With A Summer Splash Pad And Winter Ice Rink, As Well As Morse Street Public School, Add To The Homes Family-Friendly Appeal. The Surrounding Neighborhood Offers The Best Of Queen Street East And Leslieville, With Its Vibrant Mix Of Cafes, Restaurants, And Boutique Shops. Nearby Bike Paths And Walking Trails Provide Easy Access To Green Space, While A Short Commute Takes You To The Beaches, Downtown Core, And Financial District. Plus, With Major Developments On The Horizon Including The East Harbour Transit Hub, The Ontario Line, And The Revitalized Port Lands This Location Is Poised For Even More Convenience And Growth In The Years To Come.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888


34 First Ave
Toronto Ontario M4M 1W8

Toronto E01 South Riverdale Toronto

Taxes: \$5,185.85/2024**For:** Sale**Sold:** \$1,505,000**List:** \$1,195,000**Sold Date:** 02/15/2025**% Dif:** 126**SPIS:** N**Last Status:** SLD**DOM:** 1**Att/Row/Twnhouse****Fronting On:** N**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3

2-Storey

15 x 91 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: Broadview / Gerrard**MLS#:** E11973087**PIN#:** 210710072

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Fenced Yard, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 12.5	Combined W/Dining	Hardwood Floor	Recessed Lights
2	Dining	Main	11.32	x 10.24	Combined W/Living	Hardwood Floor	Recessed Lights
3	Kitchen	Main	16.83	x 10.17	Combined W/Family	Quartz Counter	Stainless Steel Appl
4	Family	Main	11.15	x 10.33	W/O To Garden	Combined W/Kitchen	Hardwood Floor
5	Prim Bdrm	2nd	14.34	x 10.33	B/I Closet	Picture Window	Hardwood Floor
6	2nd Br	2nd	10.24	x 8.43	B/I Closet	Picture Window	Hardwood Floor
7	3rd Br	2nd	10.17	x 6.82	B/I Closet	Picture Window	Hardwood Floor
8	Rec	Lower	13.85	x 13.58	Laminate	Recessed Lights	Combined W/Office
9	Exercise	Lower	10.83	x 8.17	Laminate	Recessed Lights	Combined W/Rec
10	Laundry	Lower	6.82	x 5.51	Ceramic Floor	Laundry Sink	3 Pc Bath

Client Remks: Nestled in South Riverdale, this beautifully renovated 3-bed, 2-bath rowhouse offers the perfect blend of modern elegance and timeless charm. Thoughtfully designed with wide plank oak flooring throughout, the open-concept living and dining area features soaring 10.5 ft ceilings and an airy layout ideal for both everyday living and entertaining. At the heart of the home, a chefs kitchen awaits, boasting a full wall of shaker-style cabinetry, a striking marble herringbone backsplash, and quartz countertops. Outfitted with premium KitchenAid and Bosch stainless steel appliances, this space is as functional as it is stylish. Just beyond, a sunlit family room invites cozy evenings, while a double sliding door leads to a private, fenced-in backyard patio, perfect for summer gatherings. Upstairs, a solid wood staircase leads to a serene retreat where the wide plank flooring continues throughout. The primary bedroom features a built-in closet and a picturesque window overlooking First Avenue. A modern 4-pc bath showcases sleek stacked subway tiles, a deep soaker tub, and a spacious vanity with double-drawer storage. Two additional bedrooms, including one perfectly suited as a nursery or home office, complete the second floor. The fully finished lower level offers a versatile living space - ideal for a media room, home gym, or expansive office. This level also includes a 3-pc bath, laundry room, and ample storage in the utility room. Outside, the south-facing front porch, designed with durable composite decking and privacy walls, creates a tranquil space to enjoy coffee in the sun all day long. Perfectly positioned close to Broadview Avenue and the Dundas Streetcar, this home provides easy access to downtown, Riverdale Park, and top-rated schools including Dundas Jr. PS, Queen Alexandra MS, and Riverdale Cl. A rare opportunity to own a turnkey family home in one of Toronto's most vibrant communities.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121



83 Morse St
Toronto Ontario M4M 2P7
 Toronto E01 South Riverdale Toronto
Taxes: \$7,796.66/2025
Sold Date: 05/28/2025
SPIS: N **Last Status:** SLD **DOM:** 20

Sold: \$1,510,000
List: \$1,499,999

For: Sale **% Dif:** 101

Semi-Detached **Fronting On:** E **Rms:** 5
Link: **Acreage:** **Bedrooms:** 3
2-Storey **18.5 x 129.9 Feet** **Washrooms:** 3
Irreg: **1x2xMain, 1x3x2nd, 1x5x2nd**
Dir/Cross St: Queen & Carlaw
Directions: One way street running north across from Morse St Playground

MLS#: E12132659

PIN#: 210540160

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 2	Gas: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Family Room	Waterfront:
Year Built: 1908		Retirement:
Yr Built Source: MPAC		Farm/Agr:
Apx Sqft: 1500-2000		Oth Struct:
Assessment: 2024 POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 8.2	Wood Trim	2 Pc Bath	B/I Closet
2	Kitchen	Main	19.62	x 12.89	B/I Appliances	Family Size Kitchen	Laminate
3	Family	Main	26.35	x 13.94	Cathedral Ceiling	Skylight	Walk-Out
4	Dining	Main	26.35	x 13.94	Combined W/Family	Open Concept	B/I Bar
5	Prim Bdrm	2nd	13.65	x 12.53	B/I Closet	5 Pc Ensuite	Laminate
6	2nd Br	2nd	12.96	x 9.68	Laminate	Window	
7	3rd Br	2nd	12.47	x 8.69	Laminate	B/I Shelves	Window
8	Utility	Bsmt	23.1	x 14.04	Window	Tile Floor	

Client Remks: Are you looking for something a little more custom? This over 1,700 square feet home of above grade, modern, stunning space rebuilt in 2018 where thoughtful design and exceptional functionality come together seamlessly, may actually be the one! You'll immediately be struck by the separate entrance featuring a custom coat alcove, beautiful wood accents, and stylish plank flooring that carry throughout the space. The sun-filled main floor also features retractable walls, a convenient powder room, a laundry area, custom, and an abundance of smart storage solutions that make everyday living effortless. The spectacular main floor family room boasts a soaring 10' ceiling with skylight and custom built-in shelving and lighting. Enjoy a fully enclosed large backyard with a deck, easy access to additional storage, a shed, and two-car parking via laneway. Upstairs, the primary bedroom is a true retreat, featuring a 5-piece ensuite, wall-to-wall closets, a built-in vanity, and breathtaking views of the CN Tower and city skyline. Additional built-in storage and shelving lines the upper hallway, along with two more bedrooms and great ceiling height throughout. Located directly across from Morse Street Playground sitting on a 18.5 x 130-foot lot, this home is nestled in a close-knit community known for its friendly laneway parties and its community built outdoor hockey rink. Steps from the beaches, vibrant shops, restaurants, and cafes of Leslieville, with easy access to the TTC, highways, and Mayfair Clubs, this is modern city living with a rare and heartwarming neighbourhood vibe. This home is truly one-of-a-kind: modern, fully updated, move-in ready, and warmly inviting. It must be seen to be fully appreciated. Bonus: Maximum Laneway Potential as per Laneway Housing Advisors!

Extras:

Listing Contracted With: EVANS REAL ESTATE 416-763-4189



163 Broadview Ave
Toronto Ontario M4M 2G3
 Toronto E01 South Riverdale Toronto
Taxes: \$5,172/2024
Sold Date: 03/31/2025
SPIS: N

Sold: \$1,535,000
List: \$1,299,000

For: Sale **% Dif:** 118

Last Status: SLD **DOM:** 7

Att/Row/Twnhouse

Fronting On: E

Rms: 10 + 1

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

18.19 x 100 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Queen St E & Broadview Ave **Directions:** Front door

MLS#: E12037135

PIN#: 210740108

Fractional Ownership: N

Kitchens: 2
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Heat Pump / Electric
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Year Built: 1888
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Arts Centre, Family Room, Fireplace/Stove,
 Library, Park, Place Of Worship, Public
 Transit, School

Zoning:
Cable TV: A **Hydro:** Y
Gas: **Phone:** A
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: Unknown
Spec Desig: Other

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.43	x 6.76	Tile Floor	Closet	
2	Living	Main	18.08	x 12.76	Brick Fireplace	Hardwood Floor	Large Window
3	Dining	Main	7.58	x 13.91	Hardwood Floor	Combined W/Living	Open Concept
4	2nd Br	Main	12.01	x 12.93	Hardwood Floor	4 Pc Ensuite	Closet
5	3rd Br	Bsmt	22.01	x 17.09	Laminate	3 Pc Ensuite	Closet
6	Laundry	Bsmt	6.66	x 9.09	Laundry Sink		
7	Living	2nd	14.67	x 17.32	Hardwood Floor	Vaulted Ceiling	Stained Glass
8	Dining	2nd	9.84	x 13.91	Hardwood Floor		
9	Prim Bdrm	2nd	12.07	x 12.83	4 Pc Ensuite	Closet	Hardwood Floor
10	4th Br	3rd	18.67	x 13.75	W/O To Deck	Closet	O/Looks Living

Client Remks: This stunning century home offers unparalleled versatility in one of Toronto's most sought-after neighbourhoods. With 2.5 storeys and 2 car parking, this move-in ready home features soaring cathedral ceilings, exposed brick, stained glass windows, and two expansive outdoor terraces. With two self-contained living spaces, it's perfect for multi-generational living, rental income, or conversion back to a single-family home. The upper-level owner's suite is a breathtaking retreat with hardwood floors, a heat pump mini-split in every room, and an airy open loft. The kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry. The primary bedroom connects to a semi-ensuite bathroom, while the loft, currently staged as a den, can function as a second bedroom or office with direct access to a massive sun-soaked private deck. The lower-level living space is equally inviting, with an open-concept kitchen, dining, and living area extending to another expansive deck. The main-floor bedroom offers a semi-ensuite bath and walkout. The lower level features a second bedroom with an ensuite bath and a dedicated laundry room. Each unit has ensuite laundry for convenience. Steps from Queen St East's vibrant shops, cafes, and transit, it offers the best of city living in a thriving community.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112



263 Booth Ave
Toronto Ontario M4M 2M7
 Toronto E01 South Riverdale Toronto
Taxes: \$6,101.42/2024 **For:** Sale **% Dif:** 98
Sold Date: 04/16/2025
SPIS: N **Last Status:** SLD **DOM:** 15
Att/Row/Twnhouse **Fronting On:** E **Rms:** 7
Link: **Acreage:** < .50 **Bedrooms:** 3
 2-Storey 14.02 x 114.9 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4x2nd
Dir/Cross St: Queen & Logan **Directions:** Queen & Logan

MLS#: E12054490**PIN#:** 210750060

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Lane	Cable TV:	Y Hydro: Y
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Park, Public Transit, Rec	Retirement:	
Apx Sqft:	1100-1500		Centre	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.02	x 12.6	Hardwood Floor	Combined W/Dining	O/Looks Park
2	Dining	Main	10.79	x 11.68	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	8.79	x 17.88	Combined W/Family	Stainless Steel Appl	Quartz Counter
4	Family	Main	10.89	x 10.99	Hardwood Floor	O/Looks Backyard	Closet
5	Prim Bdrm	2nd	11.38	x 13.68	Hardwood Floor	Picture Window	3 Pc Ensuite
6	2nd Br	2nd	13.39	x 12.17	Hardwood Floor	Double Closet	
7	3rd Br	2nd	8.4	x 9.38	Hardwood Floor	Double Doors	

Client Remks: Welcome to 263 Booth Avenue, a coveted Victorian home with an unobstructed view and access to vibrant Jimmie Simpson Park in the highly desirable neighbourhood of South Riverdale. This beautifully renovated 3 bedroom, 2 bathroom gem boasts hardwood floors, lofty ceilings, exposed brick, high baseboards and classic mouldings throughout. Show stopping and exquisitely crafted gourmet kitchen with Thermador panelled appliances, gas range, stone counters, seamless backsplash, wine fridge, ample pantry storage & floor to ceiling tilt and turn Alumilex window/door overlooks a tranquil and low maintenance back garden; an entertainer's dream. The masterfully built light and airy primary bedroom addition with double vanity ensuite, wall to wall closets, moon/sun roof and an oversized tilt and turn architectural window is an oasis. Two additional bedrooms and family bathroom finish off this delightful home and provide ample space for your growing family. Enjoy a thoughtful and nurturing community with every amenity easily accessible on foot. Ontario Line, Leslieville/RiversideStation and Queen car less than 200 m from your door, commuting could not be easier. Two car parking accessed via lane also presents laneway suite potential. Enjoy morning coffee or evening drinks overlooking the sweet and scenic park. This elegant & thoughtfully curated three bedroom family home lovingly blends old world charm with a modern aesthetic, not to be missed. Walk score 98.

Extras:**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



156 Leslie St
Toronto Ontario M4M 3C7
 Toronto E01 South Riverdale Toronto
Taxes: \$6,366.08/2024
Sold Date: 06/06/2025
SPIS: N

Sold: \$1,550,000
List: \$1,599,999

For: Sale **% Dif:** 97

Last Status: SLD **DOM:** 29
 Semi-Detached **Fronting On:** W **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 3-Storey 21.1 x 131 Feet **Washrooms:** 3
Irreg: 20.45 ft rear 1x2xMain, 1x4x2nd, 1x4x3rd
Dir/Cross St: Queen St & Leslie St **Directions:** North of Queen, South of Dundas

MLS#: E12134049

PIN#: 210420193

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.38	x 10.73	Ceramic Floor	Double Closet	B/I Shelves
2	Living	Main	25.75	x 12.34	Laminate	Pot Lights	Combined W/Dining
3	Dining	Main	25.75	x 9.06	Laminate	Pot Lights	Combined W/Living
4	Kitchen	Main	15.03	x 12.32	Renovated	Quartz Counter	Stainless Steel Appl
5	2nd Br	2nd	11.65	x 12.2	Laminate	Double Closet	Vaulted Ceiling
6	3rd Br	2nd	7.58	x 13.35	Laminate	Double Closet	W/O To Balcony
7	Family	2nd	12.47	x 12.14	Laminate	Closet	Pot Lights
8	Prim Bdrm	3rd	14.67	x 10.76	Laminate	4 Pc Ensuite	His/Hers Closets
9	Rec	Bsmt	19.29	x 11.78	Tile Floor	Pot Lights	Window
10	Laundry	Bsmt	9.09	x 6.07	Closet	Stainless Steel Sink	Window

Client Remks: Offers any time! Welcome to 156 Leslie St - where the charm is real, the upgrades are major, and the smart money knows what's up! Gutted and rebuilt with permits in 2016 (and done right), this isn't just a pretty face, its a full-scale transformation: Third-floor addition creating a primary suite w ensuite bathroom & private balcony w CN Tower views? Yup! Upgraded HVAC, plumbing, wiring (hello, Cat6 in every room), updated windows, insulation, soundproofing, a repoured basement floor & a backflow valve? Yes, yes and YES! This is the kind of thoughtful, behind-the-walls work that makes your parents swoon, and the kind of space, interior & exterior upgrades and neighbourhood you've been dreaming of: over 1500 sq ft above grade plus a finished basement with apprx 7 ceilings. 3 bedrooms plus an open office (easy 4th br), closets in every room (including two in the primary), 3 bathrooms incl a main flr powder room, open concept living and dining rooms, a large custom kitchen with stone counters, induction range, breakfast area and wall-to-wall sliding door walkout to the backyard, AND an insulated front foyer with double closet & built in storage - yes, room for all the boots and bags! The basement offers a rec room, built-ins & laundry room. Did we mention the 2nd west facing balcony for sunset bubbly? Yeah that too! On the ground, enjoy a rare 21x131 west-facing lot with a 2-car private drive, hardscaped walkway, built-in outdoor storage including bike shed, and a backyard sanctuary featuring a powered studio, gas BBQ hookup, gardens, deck, and hardscaped play areas (no grass to cut!). Garden suite potential. Steps to Queen East, the streetcar, elementary schools & Riverdale High, Loblaws, Gerrard Square, parks (incl Greenwood Park w outdoor pool & rink), trails, and everything cool in the east end. Easy access to major highways & walking distance to future Ontario Line.

Extras:

Listing Contracted With: RE/MAX ALL-STARS REALTY INC. 905-477-0011



88 De Grassi St			Sold: \$1,585,000		
Toronto Ontario M4M 2K3			List: \$1,249,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$6,008.35/2024		For: Sale		% Dif: 127	
Sold Date: 01/28/2025					
SPIS: N	Last Status: SLD	DOM: 5			
Semi-Detached	Fronting On: W	Rms: 7 + 3			
Link:	Acreage:	Bedrooms: 3 + 1			
2 1/2 Storey	18.17 x 100 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Broadview & Dundas					

MLS#: E11937383	PIN#: 210740217
Assignment: N	

Kitchens: 1	Exterior: Brick / Wood	Zoning:	
Fam Rm: Y	Drive: Front Yard	Cable TV:	Hydro:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft:	Family Room, Fireplace/Stove, Library,	Farm/Agr:	
Assessment: POTL: N	Park, Place Of Worship, Public Transit, Rec	Oth Struct: Garden Shed	
POTL Mo Fee:	Centre, School	Spec Desig: Unknown	
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Double Closet	Hardwood Floor	
2	Living	Main	13.75	x 13.81	Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	11.32	x 10.73	Combined W/Living	Hardwood Floor	Casement Windows
4	Kitchen	Main	16.01	x 9.61	Breakfast Bar	Quartz Counter	Pot Lights
5	Family	Main	9.88	x 9.02	Hardwood Floor	French Doors	W/O To Deck
6	Prim Bdrm	2nd	15.72	x 13.98	Double Closet	Cathedral Ceiling	Hardwood Floor
7	2nd Br	2nd	11.02	x 10.14	Double Closet	Hardwood Floor	O/Looks Backyard
8	3rd Br	3rd	13.94	x 11.65	Skylight	Broadloom	
9	Rec	Bsmt	18.44	x 12.96	Above Grade Window	Pot Lights	Broadloom
10	Office	Bsmt	0	0	Combined W/Rec	Pot Lights	Broadloom
11	Br	Bsmt	12.24	x 9.25	Concrete Floor		
12	Laundry	Bsmt	10.5	x 5.61	French Doors	Concrete Floor	B/I Shelves

Client Remks: Gorgeous 3+1-bedroom Victorian home with original brick facade on sought-after De Grassi Street with legal front yard parking! Beautifully renovated, it features hardwood floors, high ceilings, and a sunny open-concept layout. The magnificent modern flat-panel kitchen overlooks the family room and provides a walk-out to a west-facing city garden. The lovely primary bedroom has vaulted ceilings and a large wall-to-wall closet. The updated main bathroom includes custom cabinetry, vaulted ceilings and a skylight. The home also has a spacious second bedroom and a quaint, loft-like third bedroom. The finished basement features a recreation room, bathroom, and guest room. Fantastic home on iconic street in a fabulous neighbourhood! It doesn't get any better!

Extras: In the heart of the super family-friendly & oh-so-trendy Leslieville! Shopping, dining, salons, cafes, practically at your doorstep! Great schools, plenty of parks and easy access to TTC. Gas BBQ hookup capability!

Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD,416-699-2992



161 Pape Ave
Toronto Ontario M4M 2W1
 Toronto E01 South Riverdale Toronto
Taxes: \$6,817/2024
Sold Date: 03/20/2025
SPIS: N
Last Status: SLD
DOM: 3

Sold: \$1,600,000
List: \$1,289,000

For: Sale
% Dif: 124

Att/Row/Twnhouse
Link: 2 1/2 Storey
Fronting On: E
Acreage: 15 x 100 Feet
Irreg:
Rms: 8
Bedrooms: 3
Washrooms: 3
 1x4x2nd, 1x4x2nd, 1x2xGround
Dir/Cross St: Pape and Dundas
Directions: South of Dundas

MLS#: E12022404

PIN#: 210570236

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1875
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	32.71	x 14.86	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Ground	32.71	x 14.86	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Ground	28.05	x 10.89	Hardwood Floor	Renovated	2 Pc Bath
4	Family	Ground	28.05	x 10.89	Hardwood Floor	W/O To Yard	Combined W/Kitchen
5	Prim Bdrm	2nd	14.27	x 13.32	Hardwood Floor	4 Pc Ensuite	Cathedral Ceiling
6	2nd Br	2nd	10.73	x 10.01	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.23	x 7.45	Hardwood Floor	Window	
8	Loft	3rd	19.52	x 14.76	Hardwood Floor	Combined w/Primary	

Client Remks: Welcome to 161 Pape Ave - A Leslieville Stunner! This spectacularly renovated Victorian is a true showstopper, blending classic charm with modern luxury in prime Leslieville. From the moment you step inside, you'll be captivated by its high-end finishes, open-concept design, and seamless indoor-outdoor flow. Main Floor Perfection: Soaring high ceilings and hardwood floors throughout. Sleek Scavolini custom kitchen with top-tier stainless steel appliances. A rare main floor family room with floor-to-ceiling glass doors leading to a private, professionally landscaped backyard. A Powder room for added convenience. Laneway parking with a Kimble roller garage door. A Second Floor Retreat: A Stunning floating staircase leading up to the private quarters that feature a luxurious primary suite with vaulted ceilings, a walk-in closet, and a custom 4-piece spa-like ensuite. Second-floor laundry (because convenience is key!) Two additional bright and spacious bedrooms, This 3-bedroom, 3-bathroom masterpiece is the definition of turn-key living, exuding warmth, style, and sophistication at every turn. We're completely gaga for this home- and we think you will be too! Offers Leslieville's Best: Walk to the best coffee shops, restaurants, parks, and transit. Bruce Public School & Riverdale Collegiate School District. Don't miss your chance to own a piece of prime East End real estate! Lets get you in for a private tour, you will be happy you did.*See Attachments For Detailed List Of Renovations*

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



112 Billings Ave		Sold: \$1,636,000
Toronto Ontario M4L 2S4		List: \$1,399,900
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$7,540.87/2025	For: Sale	% Dif: 117
Sold Date: 06/17/2025		
SPIS: N	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: W	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3 + 2
2-Storey	21 x 100 Feet	Washrooms: 4
	Irreg:	1x5x2nd, 1x5x2nd, 1x2xBsmt, 1x4xMain
Dir/Cross St: Greenwood & Dundas Directions: Greenwood & Dundas		

MLS#: E12207471 **PIN#:** 210370122

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:	
Fam Rm: Y	Drive: Mutual	Cable TV:	Hydro:
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Detached / 1	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft: 1500-2000	Arts Centre, Family Room, Fireplace/Stove,	Farm/Agr:	
Assessment: POTL:	Park, Public Transit, Rec Centre	Oth Struct:	
POTL Mo Fee:		Survey Type: Unknown	
Laundry lev: Upper		Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13	x 10.5	Hardwood Floor	Gas Fireplace	W/O To Patio
2	Kitchen	Main	25	x 10.33	Hardwood Floor	Stone Counter	B/I Appliances
3	Dining	Main	12.01	x 8.43	Hardwood Floor	Picture Window	Open Concept
4	Prim Bdrm	2nd	13.48	x 13.09	Hardwood Floor	5 Pc Ensuite	B/I Closet
5	2nd Br	2nd	12.66	x 10.99	Hardwood Floor	Closet	Window
6	3rd Br	2nd	13.25	x 7.58	Hardwood Floor	Closet	Window
7	Living	Bsmt	14.34	x 11.09	Laminate	Combined W/Kitchen	
8	Kitchen	Bsmt	0	0	Laminate	Combined W/Living	
9	Br	Bsmt	11.91	x 11.09	Laminate		
10	2nd Br	Bsmt	13.42	x 7.74	Laminate		
11	Laundry	Bsmt	0	0			
12	Laundry	2nd	0	0			

Client Remks: Absolutely fabulous and bursting with style, this home is the total package! With almost 2400 total sqft, 3 spacious bedrooms upstairs, 2 more in the basement and 4 oh-so-glamorous bathrooms (incl main floor powder room!), its serving modern luxury with a side of classic charm. Every inch has been obsessively designed and finished with top-tier materials - because you deserve nothing less. Lets talk kitchen goals: a massive island takes centre stage, perfect for casual breakfasts, wine-fueled chats, or your latest culinary masterpiece. The sleek, open-concept design flows right into the bright, airy living and dining spaces complete with a cozy fireplace that practically begs you to curl up and stay awhile. Upstairs, the primary suite is a total showstopper. Think: peaceful treetop views, a spa-inspired ensuite, and all the storage you could dream of. And speaking of storage every one of the five bedrooms (yes, five!) comes with its own built-in storage solutions. No clutter, no problem. Outside, it's all about ease. Park two cars thanks to the garage and extra-wide drive (no neighbour to the north). The detached garage means no more snow scraping marathons, and the low-maintenance, turfed backyard means you can ditch the mower and just enjoy. Location? You're just steps from Greenwood Park and the Rec Centre, giving you green space, skating, and swimming right at your doorstep. And lets not forget the full-height 2-bedroom basement apartment with private entrance - perfect for income potential (who doesn't want their mortgage paid?), in-laws, or your grown-up kid who's "just staying for a bit." It's compliant with building code and has direct access from the main floor, so it can easily become part of a larger single-family layout if that's more your vibe. This isn't just a home - its the one. Stylish, smart, and seriously functional.

Extras:
Listing Contracted With: PROPERTY.CA INC.416-583-1660



43 Boston Ave
Toronto Ontario M4M 2T8
 Toronto E01 South Riverdale Toronto
Taxes: \$4,993/2024
Sold Date: 06/10/2025
SPIS: N

Sold: \$1,640,000
List: \$1,389,000

For: Sale

% Dif: 118

Last Status: SLD
DOM: 5
Att/Row/Twnhouse
Link:
 2-Storey
Fronting On: E
Acreage:
 14.83 x 108.58 Feet
Irreg:

Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 4
 1x3x2nd, 1x5x2nd, 1x2xMain,
 1x3xBsmt

Dir/Cross St: Queen and Carlaw **Directions:** one way south on Boston from Dundas

MLS#: E12199548

PIN#: 210580364

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Upper

Exterior: Alum Siding / Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Park, Public Transit, School

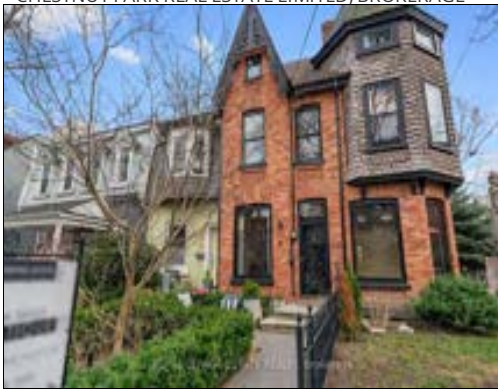
Zoning: Residential
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Year: 2024
Survey Type: Up-to-Date
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.91	x 14.11	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	12.01	x 10.79	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	16.34	x 10.04	Hardwood Floor	Renovated	W/O To Garden
4	Prim Bdrm	2nd	14.4	x 12.5	Hardwood Floor	W/W Closet	3 Pc Ensuite
5	2nd Br	2nd	15.35	x 8.27	Hardwood Floor	Large Closet	Window
6	3rd Br	2nd	10.4	x 10.2	Hardwood Floor	Closet Organizers	O/Looks Garden
7	Rec	Bsmt	21	x 12.24	Laminate	Pot Lights	Walk-Out
8	4th Br	Bsmt	13.25	x 8.56	Laminate	Window	3 Pc Bath

Client Remks: A Leslieville Showstopper! Where Dream Design Meets Everyday Function. Welcome to 43 Boston Avenue-an unforgettable, custom, back-to-the-studs masterpiece in the heart of Leslieville that will leave you breathless. This isn't just a renovation-it's a reimagination of urban living. Every inch of this 3+1 bedroom, 4 bathroom home has been meticulously curated, blending architectural excellence with warm, livable luxury. From the soaring ceilings to the flawless flow, its a home that doesn't just impress-it connects. Step inside and feel the difference: custom millwork, statement lighting, black-trim windows, a sleek coffee bar, and high-end finishes that whisper sophistication at every turn. The open-concept main floor is tailor-made for entertaining or cozy nights in. And yes, there's a powder room because of course there is.The chefs kitchen is a visual and functional triumph, where elevated design meets real-world utility- think premium appliances, clever storage, and room to move, host, and create. Upstairs, the vaulted primary suite is straight out of a luxury boutique hotel: custom wall to wall closet, and a spa-worthy ensuite with graphic black fixtures and bold, modern elegance. Skylights drench the upper level in natural light, with serene bedrooms perfect for family, guests, or your WFH life.But it doesn't stop there.The lowered basement will blow your mind-an expansive rec room with 7 '8' ceilings (yes, you read that correctly), a private guest bedroom, and a full bath. Whether it's movie night, homework central, or your own personal gym it's got the space and the vibe. Outside, discover a professionally fully landscaped low-maintenance front & back garden, with a custom deck and privacy fencing, - your own serene slice of Leslieville paradise.Top it all off with a one-car parking pad via laneway. Located in the sought-after Morse School District. Not your average East End home, this is Leslieville leveled up. Walk Score 97, Transit Score 96, Bike Score 99.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



151 First Ave			Sold: \$1,650,000
Toronto Ontario M4M 1X2			List: \$1,479,000
Toronto E01 South Riverdale Toronto			
Taxes: \$7,517.69/2024		For: Sale	% Dif: 112
Sold Date: 04/30/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 7 + 3	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	13 x 123 Feet	Washrooms: 3	
	Irreg:	1x3x2nd, 1x4x3rd, 1x2xLower	
Dir/Cross St: Gerrard St E & Logan Ave			
Directions:			
Head east on Front St W, turn left onto Jarvis St, then right onto Queen St E. Continue to Logan Ave, turn left, then right onto First Ave.			

MLS#: E12101317**PIN#:** 210700222

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Drive: Lane	Cable TV:	Hydro:
Basement: Full	Gar/Gar Spcs: None / 0	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Year Built: 1900	Family Room, Fireplace/Stove	Farm/Agr:	
Yr Built Source: MPAC		Oth Struct:	
Apx Sqft: 1500-2000		Survey Type: Available	
Assessment: 2024 POTL:		Spec Desig: Unknown	
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.28	x 3.28	Tile Floor	Stained Glass	
2	Living	Main	19.16	x 12.01	Hardwood Floor	Fireplace	O/Looks Garden
3	Dining	Main	11.91	x 8.92	Hardwood Floor	Open Concept	Picture Window
4	Kitchen	Main	15.09	x 9.42	Tile Floor	W/O To Deck	B/I Closet
5	Prim Bdrm	2nd	18.01	x 12.01	Hardwood Floor	Double Closet	Picture Window
6	2nd Br	2nd	11.68	x 9.42	Hardwood Floor	Closet	South View
7	Family	3rd	16.4	x 12.01	Hardwood Floor	4 Pc Bath	
8	3rd Br	3rd	12.01	x 9.51	Hardwood Floor	B/I Shelves	Picture Window
9	Office	Lower	12.01	x 7.58			
10	Laundry	Lower	22.34	x 8.92			

Client Remks: Coveted First Ave. Where Victorian Charm & Character Live. 151 Is Nestled Right Among A Desired Landscape. This Curated Restoration Celebrates The Era With The Most Thoughtful Design, Integrity & Style. Only The Finest Of Materials & Workmanship. This Bespoke Reno Encompasses Details Such As Custom Millwork, White Oak Flooring, Wooden Marvin Windows, Solid Core Doors & Curated Landscaping. The Stained Glass At The Entry Will Capture You, Then The Ceiling Height, The Fireplace And The Fresh Open-Concept Vibe. The Stunning Kitchen Is Flooded With Light Through The Oversized Marvin Door And Is Complete W/ Custom Cabinets, & Shelving, Quartz Countertops, Pull Outs, A Hidden Closet (Great Accommodation For Lane Living), Built-In Liebherr Fridge & Reverse-Osmosis Water Filtration At Your Sink. The Primary Allows For A King Bed And Is Ultra Efficient W/Custom Floor-To-Ceiling Closet Millwork. The Third Floor Is A Total Surprise With A Lifted Roof For An Expansive Family Room, With Space For TV Watching, Peloton Riding (Complete With A View,) A Little Jamming & A Full Bathroom W/Heated Floors. Additional Bedrooms Are Thoughtfully Planned & Generous In Custom Closets & Storage, Great Views & Light. Custom Closets In Lower Level For Added Storage & A Workshop & Office. Parking Spot W/ Laneway Access. Landscaping Includes Decks, Lighting, Patios & Planting Front & Backyard And A Great Spot To Take In The James Hardie Rear Siding. New Roof On Entire House With 2019 Third-Floor Renovation. 97 Walk Score - Walkers' Paradise And 94 For TTC Riders' Paradise And 87 For VERY Bikeable.

Extras:**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-5100



62 McGee St
Toronto Ontario M4M 2K9
 Toronto E01 South Riverdale Toronto
Taxes: \$7,610.68/2024 **For:** Sale **% Dif:** 112
Sold Date: 04/02/2025
SPIS: N **Last Status:** SLD **DOM:** 9

Semi-Detached **Fronting On:** E **Rms:** 13 + 2
Link: **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 25 x 120 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x3x3rd
Dir/Cross St: Queen St E & McGee St. **Directions:** Queen St E & McGee St.

MLS#: E12037707**PIN#:** 210760199**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Part Fin
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Alum Siding / Brick
Drive: Available
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI: No
Pool: None
Prop Feat: Family Room, Fenced Yard

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Kennel, Garden Shed
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.84	x 4.3	Hardwood Floor	Crown Moulding	Wood Trim
2	Living	Main	12.93	x 13.35	Hardwood Floor	Crown Moulding	Wood Trim
3	Family	Main	12.57	x 13.55	Hardwood Floor	Crown Moulding	Wood Trim
4	Kitchen	Main	11.19	x 14.73	Hardwood Floor	Pot Lights	Halogen Lighting
5	Dining	Main	11.19	x 10.01	Hardwood Floor	French Doors	Halogen Lighting
6	Mudroom	Main	8.96	x 4.82	Hardwood Floor	Tile Ceiling	Walk-Out
7	Prim Bdrm	3rd	16.08	x 11.58	Hardwood Floor	W/I Closet	
8	Bathroom	3rd	11.19	x 7.87	Tile Floor	Soaker	Glass Doors
9	3rd Br	2nd	12.66	x 12.99	Hardwood Floor		
10	4th Br	2nd	12.66	x 13.91	Hardwood Floor		
11	Den	2nd	6.1	x 9.91	Hardwood Floor		
12	2nd Br	2nd	7.87	x 11.19	Hardwood Floor	Stained Glass	

Client Remks: Leslieville Family Home - This turn of the century, one of a kind Victorian style home, with classical old-world charm and contemporary design, is situated on one of the most coveted streets in Leslieville. This four plus one bedroom, three bathroom, two and a half story, semi-detached home is layered with amazing architectural features, artful details, gracious principal rooms, 11 foot high ceilings, original pine flooring, custom crown moulding, wainscoting and over 2600 square feet of living space (including lower level). The sun-filled and charming living room warmth includes a marble hearth fireplace" nestled alongside the Steinway baby grand piano adjoining an oversized main floor Family room. Featuring a chefs kitchen with French doors into a separate mud room. From the main foyer, a grand staircase with ornate woodwork leads upward to the expansive second floor with three bedrooms, office space and a full bath; perfect for a growing family. On the third floor, discover a spectacular Master bedroom with oversized walk-in closet and spa like en-suite bathroom that includes soaker tub and glassed in shower. The lower partially finished basement provides additional storage and laundry and includes a wine cellar. Double glass doors exiting the kitchen to a quaint, tree lined backyard oasis with a stone patio, bbq area, pergola and rustic natural grounds with fire pit to enjoy city views and sunsets. Perfect for family time and exquisite for entertaining.

Extras:**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888



328 Logan Ave			Sold: \$1,710,000		
Toronto Ontario M4M 2N7			List: \$1,328,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,671.12/2025		For: Sale		% Dif: 129	
Sold Date: 04/12/2025					
SPIS: N		Last Status: SLD		DOM: 2	
Semi-Detached		Fronting On: W		Rms: 9	
Link:		Acreage:		Bedrooms: 2 + 1	
2-Storey		18 x 115 Feet		Washrooms: 2	
		Irreg: Rear = 17.75		1x5xBsmt, 1x4x2nd	
Dir/Cross St: Between Queen and Dundas Directions: Between Queen and Dundas					

MLS#: E12075381	PIN#: 210750006
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Lane		Cable TV:	
Basement: Finished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 1		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500		Family Room, Fenced Yard,		Farm/Agr:	
Assessment: POTL:		Fireplace/Stove, Park, Public Transit		Oth Struct: Shed	
POTL Mo Fee:				Survey Type: Available	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.93	x 3.87	Separate Rm	Vaulted Ceiling	Tile Floor
2	Living	Main	16.08	x 10.73	Combined W/Kitchen	Gas Fireplace	W/O To Deck
3	Dining	Main	14.24	x 10.6	Open Concept	Combined W/Kitchen	Hardwood Floor
4	Kitchen	Main	13.42	x 11.91	Renovated	Centre Island	Breakfast Bar
5	Prim Bdrm	2nd	14.96	x 12.96	Large Closet	B/I Shelves	Hardwood Floor
6	Bathroom	2nd	11.81	x 8.76	Renovated	Separate Shower	Skylight
7	2nd Br	2nd	15.42	x 10.83	B/I Bookcase	B/I Desk	W/O To Deck
8	Rec	Lower	14.93	x 10.01	Finished	Above Grade Window	Halogen Lighting
9	Bathroom	Lower	14.17	x 5.68	Window	5 Pc Bath	Renovated

Client Remks: Simply Living the Logan Life! Welcome to 328 Logan a stunning example of a thoughtfully renovated, prime Leslieville city home. Seamlessly blending modern sophistication with timeless charm, this home has been finished to the highest standard, with every detail carefully curated for both style and comfort. Prepare to be wowed by the dramatic entrance, highlighted by a soaring green wall that sets the tone for what's to come. The open-concept main floor is filled with natural light, showcasing rare exposed brick, soaring 9-foot ceilings, and a spacious layout that flows effortlessly from room to room. At the heart of the home lies a gourmet kitchen that will inspire any chef featuring top-of-the-line appliances, sleek countertops, and custom cabinetry, perfect for everyday living and entertaining alike. Downstairs, the completely renovated basement offers even more to love featuring a generously sized bedroom or flexible living space, alongside a luxury spa-like bathroom outfitted with high-end finishes and all the modern comforts. Whether it's a private guest suite, home office, or personal sanctuary, this level is as functional as it is beautiful. Step outside to your private urban oasis. The expansive backyard offers endless possibilities for gardening enthusiasts, while the rooftop deck off the second bedroom provides a tranquil retreat ideal for relaxing or hosting friends under the stars. Whether you're flying solo, starting your journey as a couple, or growing your family, 328 Logan adapts to every chapter. And with Jimmy Simpson Park just steps away, you're never far from the vibrant energy of the east end. 328 Logan - where your next chapter begins.

Extras:
Listing Contracted With: PSR416-360-0688



82 Logan Ave
Toronto Ontario M4M 2M8
Sold: \$1,720,000
List: \$1,499,000

Toronto E01 South Riverdale Toronto

Taxes: \$6,637.88/2024

For: Sale

% Dif: 115

Sold Date: 05/23/2025

SPIS: N

Last Status: SLD

DOM: 2

Att/Row/Twnhouse

Fronting On: W

Rms: 7 + 3

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

14.75 x 112.49 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x4x3rd, 1x3xBsmt

Dir/Cross St: Logan / Eastern **Directions:** Logan / Eastern

MLS#: E12161908

PIN#: 210540256

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Year Built:	2005	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre, School		Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.72	x 13.65	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	7.61	x 10.76	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	17.29	x 13.62	Stainless Steel Appl	Hardwood Floor	W/O To Deck
4	Prim Bdrm	3rd	20.28	x 10.43	4 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	2nd	13.78	x 13.62	Hardwood Floor	Double Closet	Juliette Balcony
6	Laundry	2nd	6.69	x 5.22	B/I Shelves	Laundry Sink	Tile Floor
7	3rd Br	2nd	9.91	x 13.65	Large Window	Closet	Hardwood Floor
8	Family	Bsmt	15.98	x 10.43	Finished	Open Concept	3 Pc Ensuite
9	Kitchen	Bsmt	8.07	x 12.89	Tile Floor	Open Concept	
10	4th Br	Bsmt	11.42	x 13.65	Double Closet		

Client Remks: Stunning Manhattan-style townhome in vibrant Leslieville. With captivating curb appeal and a perfectly manicured front terrace, 82 Logan Avenue is the essence of class and sophistication. Bright and spacious, this 3 storey townhome is well appointed with 3+1 generously sized bedrooms and 3 bathrooms. Newly renovated kitchen features modern finishes, caesar stone countertops, large centre island, wine fridge, wet bar and a walkout to your own private urban oasis. Spend summer evenings entertaining and barbecuing on the back patio or kick back after along day on the primary balcony showcasing sunsets, CN Tower and coveted panoramic city views. Top floor primary retreat offers both privacy and luxury with a spa-like ensuite, skylight and custom closet. The newly renovated laundry room is equipped with LG washer & dryer and is conveniently located on the second floor. Cozy lower level is complete with in-law suite, perfect for hosting out of town guests or some extra space to relax with friends and family. Detached oversized garage accessible via two-way lane and fits full-size SUV. Situated in one of Torontos most sought-after neighbourhoods, located on a tranquil block of Logan Ave. Steps to Queen Streetcar, top restaurants, cafes, parks, schools, minutes from Cherry Beach with access to DVP/Gardiner, this home is perfect for families, professionals and commuters alike.

Extras:

Listing Contracted With: THE AGENCY647-368-6167



25 Hamilton St N		Sold: \$1,810,000
Toronto Ontario M4M 2C6		List: \$1,898,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,916.85/2024	For: Sale	% Dif: 95
Sold Date: 04/02/2025		
SPIS: N	Last Status: SLD	DOM: 15
Semi-Detached	Fronting On: E	Rms: 9 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	19.6 x 99 Feet	Washrooms: 3
	Irreg:	1x2xGround, 1x5x2nd, 1x3xLower
Dir/Cross St: Queen St E / Broadview Directions: Queen St E / Broadview		

MLS#: E12027126		PIN#: 210730199	
Assignment: N		Fractional Ownership: N	
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Zoning: R(d1*808) Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: N Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Y Phone: A

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.25	x 5.35	Glass Doors	Porcelain Floor	
2	Living	Main	16.5	x 11.15	Gas Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	11.68	x 10.01	Hardwood Floor	B/I Bookcase	Picture Window
4	Kitchen	Main	16.4	x 11.25	Eat-In Kitchen	Quartz Counter	Centre Island
5	Breakfast	Main	12.4	x 8.01	Eat-In Kitchen	Hardwood Floor	
6	Prim Bdrm	2nd	11.75	x 12.99	Hardwood Floor	Closet Organizers	Large Window
7	2nd Br	2nd	12.99	x 9.42	Hardwood Floor	Ceiling Fan	W/I Closet
8	3rd Br	2nd	13.25	x 11.09	Hardwood Floor	B/I Closet	Large Window
9	Loft	3rd	24.18	x 16.01	Unfinished		
10	Rec	Bsmt	16.99	x 8.01	Combined W/Laundry	Open Concept	B/I Closet
11	Br	Bsmt	8.43	x 7.09	3 Pc Ensuite	Above Grade Window	Laminate

Client Remks: Welcome to this beautifully renovated home, steps from Queen & Broadview, where modern elegance meets timeless charm. Fully updated in 2023, this home boasts high-end finishes, thoughtful upgrades, and an unbeatable location just steps from transit, parks, and downtown amenities. Move-in ready with all major systems updated, including a new furnace, a/c, roof, windows, and high-end appliances. Gourmet Kitchen, featuring an 8-foot quartz island, an eat-in layout, and engineered hardwood flooring throughout. Luxurious Living Space, featuring soaring 10-foot ceilings, a gas fireplace with a concrete surround, and custom millwork. Custom Window Drapery, enhancing style and privacy throughout the home. 3 Spacious 2nd Floor Bedrooms with ample storage complete with custom closets. Outdoor Upgrades incl. Brick repointing, new siding, new gutters and downspouts, landscaped porch, and artificial grass in the backyard for low-maintenance living. 2-Car Parking - A rare find in the City! Perfect blend of style, comfort, and convenience. Steps to TTC, the upcoming Ontario Line, Riverdale Park, Queen Street shops, and the DVP, with a short drive to downtown. Walker*Rider*Biker's Paradise. Fully Updated.

Extras:
Listing Contracted With: TRUSTWELL REALTY INC.416-498-9995


47 Woodfield Rd
Toronto Ontario M4L 2W4

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$8,104.22/2024**For:** Sale**Sold:** \$1,820,000**List:** \$1,899,000**Sold Date:** 03/22/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 15

Semi-Detached

Fronting On: E**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 4

3-Storey

16.42 x 119 Feet

Washrooms: 4**Irreg:**1x4x3rd, 1x5x2nd, 1x2xMain,
1x4xBsmt**Dir/Cross St:** Queen E & Coxwell **Directions:** North from Eastern Ave**MLS#:** E12007060**PIN#:** 213930066

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Beach, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.27	x 9.78	Window Flr to Ceil	Vaulted Ceiling	Stone Floor
2	Kitchen	Main	14.86	x 12.47	Hardwood Floor	Centre Island	Quartz Counter
3	Dining	Main	13.22	x 8.66	Hardwood Floor	Open Concept	Pot Lights
4	Living	Main	12.83	x 13.09	Gas Fireplace	Window Flr to Ceil	W/O To Yard
5	2nd Br	2nd	13.29	x 12.96	Hardwood Floor	Double Closet	Balcony
6	3rd Br	2nd	13.16	x 12.96	Hardwood Floor	Double Closet	O/Looks Park
7	Laundry	2nd	5.05	x 6.04	B/I Shelves	Custom Counter	Pot Lights
8	Prim Bdrm	3rd	11.35	x 13.12	Vaulted Ceiling	W/I Closet	W/O To Balcony
9	4th Br	3rd	8.99	x 13.12	Hardwood Floor	Vaulted Ceiling	Balcony
10	Rec	Bsmt	16.83	x 12.2	Laminate	Pot Lights	4 Pc Bath
11	Play	Bsmt	19.46	x 9.19	W/O To Yard	Laminate	Pot Lights

Client Remks: Gorgeous and stylish 3 storey semi detached home, backing onto Ashbridge park! 4 floors of living space, with a spacious and functional layout. Rebuilt in 2019 with quality finishes and smart design throughout. Open concept main floor is bright and sunny with high ceilings, floor to ceiling windows, hardwood floors, pot lights, and gas fireplace. Sleek modern kitchen with high end appliances, quartz counter and waterfall island. 4 large bedrooms, with balconies and custom closets. Stunning vaulted ceilings on the 3rd floor with a primary retreat featuring walk-in custom closet, 3 pc bath and a large private balcony overlooking the park. Great finished basement with 2 rec room areas, 4 pc bath and separate entrance. Lovely low maintenance yard with deck space for hanging out and turf for play. Fantastic location, a short stroll to the Beach, the shops/restaurants of Leslieville, steps to parks, trails and TTC. City living at it's best!

Extras:**Listing Contracted With:** UNION REALTY BROKERAGE INC, 416-686-9618


54 Boulton Ave
Toronto Ontario M4B 2B5

Toronto E01 South Riverdale Toronto

Taxes: \$9,334.52/2024**For:** Sale**Sold:** \$1,853,000**List:** \$1,888,000**Sold Date:** 02/23/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 20**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

13.8 x 101.49 Feet

Washrooms: 4**Irreg:**1x5x3rd, 1x4x2nd, 1x2xMain,
1x4xBsmt**Dir/Cross St:** Queen & Broadview**MLS#:** E11952214**PIN#:** 210740445

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Other / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	6-15	Prop Feat:	Fireplace/Stove, Park, Public Transit, Rec	Retirement:	
Apx Sqft:	2000-2500		Centre, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.34	x 8.73	Hardwood Floor	Large Window	Closet
2	Kitchen	Main	15.85	x 11.25	Quartz Counter	Stainless Steel Appl	B/I Range
3	Living	Main	16.99	x 12.11	Gas Fireplace	Large Window	W/O To Deck
4	Prim Bdrm	3rd	19.03	x 12.6	W/I Closet	5 Pc Ensuite	Hardwood Floor
5	Bathroom	3rd	15.19	x 12.24	Heated Floor	Double Sink	Stone Floor
6	2nd Br	2nd	14.4	x 12.57	B/I Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	13.65	x 11.48	Large Window	B/I Closet	Hardwood Floor
8	Office	2nd	8.27	x 6.89	Hardwood Floor		
9	4th Br	Bsmt	12.5	x 12.5	Laminate	B/I Closet	
10	Family	Bsmt	18.64	x 12.6	Laminate		

Client Remks: Its a Vibe.. Rarely offered 2800 sq.ft. of Luxury, Light filled living space. Soundproofed for your quiet enjoyment. Sumptuous features include Walnut Hardwood floors, Stone & Quartz countertops & flooring throughout. Electrolux, Bosch & LG appliances. Heated Floors in the Spa Bathroom. Grass cloth & Velvet Wallpaper, Gorgeous lighting, High Ceiling basement, 3 Full bathrooms & 1 Powder room. 2nd floor laundry with LG Styler & Steam closet. California Closets in Bedrooms, CAT 6 outlets, Sonos sound system, Lutron light switches. Plenty of closet space with 2 walk ins in the primary bedroom. Gas Fireplace. 1 Car Garage with remote. The best that Urban Living has to offer. High Ceilings. ****EXTRAS**** Gas costs lowered with Geothermal system. The new subway is being built only a few streets over. Cafes, Markets, Greenspace, Highway access, shopping, schools, recreation center, Freshly painted. Visitor parking. Condo fee \$112.72 monthly.

Extras:**Listing Contracted With:** ENGEL & VOLKERS TORONTO CENTRAL416-628-1357


68 Badgerow Ave
Toronto Ontario M4M 1V4

Toronto E01 South Riverdale Toronto

Taxes: \$7,639/2024**For:** Sale**Sold:** \$1,860,000**List:** \$1,649,900**Sold Date:** 02/20/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 14

Semi-Detached

Fronting On: N**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

19 x 108 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x3x2nd,
1x3x3rd, 1x3xBsmt**Dir/Cross St:** Pape & Dundas**MLS#:** E11960572**PIN#:** 210500374

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.93	x 14.83	2 Pc Bath	Open Concept	Large Window
2	Dining	Main	10.99	x 13.42	Open Concept	Window	
3	Kitchen	Main	10.93	x 15.85	Centre Island	Quartz Counter	Stainless Steel Appl
4	2nd Br	2nd	10.93	x 10.6	Closet	Window	
5	3rd Br	2nd	14.99	x 11.84	3 Pc Ensuite	Closet	Window
6	Prim Bdrm	3rd	14.99	x 15.85	3 Pc Bath	Closet	Beamed
7	Family	Bsmt	13.32	x 32.68	3 Pc Bath	Finished	Walk-Up

Client Remks: 68 Badgerow Avenue - A Timeless Home with Modern Elegance. Nestled on a quiet dead-end street in the vibrant and coveted neighbourhood of Leslieville, this stunning 3 Bedroom, 5 Bathroom, 3-story semi-detached home perfectly blends historic charm and contemporary sophistication. From the moment you arrive, the beautiful curb appeal sets the tone, showcasing a seamless mix of classic brickwork and modern design elements. Step inside and be greeted by light wood flooring that flows throughout the home, creating a warm and inviting atmosphere. The open-concept living space is bathed in natural light thanks to a striking glass wall staircase that enhances the homes airy feel. The chef-inspired kitchen is a true centrepiece, featuring a quartz island and countertops, sleek modern appliances, and a layout for cooking and entertaining. On the second floor, you'll find a thoughtfully placed laundry room, adding convenience to daily living. Upstairs, the bedrooms offer comfort and style, with ample space for relaxation. The third floor boasts a private primary suite, offering a tranquil retreat with generous proportions and thoughtful design. The high-ceiling basement, with its own separate entrance, features a modern washroom and endless possibilities, whether as a guest suite, a home office, or additional living space. At the back of the home, a rare two-car parking space off the lane provides the ultimate convenience in city living. Every detail of this home has been carefully designed to balance function and beauty, offering a welcoming and sophisticated space. This exceptional residence is more than just a house, its a place to call home. Experience the perfect harmony of historic character and modern design at 68 Badgerow Avenue. Schedule a viewing today and see it for yourself.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-462-1888



120 Morse St			Sold: \$1,923,000		
Toronto Ontario M4M 2P8			List: \$2,039,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$8,447.56/2024		For: Sale	% Dif: 94		
Sold Date: 05/20/2025					
SPIS: N	Last Status: SLD	DOM: 27			
Att/Row/Twnhouse	Fronting On: W	Rms: 9 + 3			
Link:	Acreage:	Bedrooms: 4 + 1			
3-Storey	15 x 129 Feet	Washrooms: 4			
	Irreg:	1x2xMain, 1x5x3rd, 1x3x2nd, 1x3xLower			
Dir/Cross St: Queen/Carlaw					
Directions: Easy to navigate to, one way street going north of Eastern					

MLS#: E12097693			PIN#: 210550244					
Kitchens: 1			Exterior: Brick / Other			Zoning:		
Fam Rm: N			Drive: Lane			Cable TV: Hydro:		
Basement: Finished			Gar/Gar Spcs: Other / 0			Gas: Phone:		
Fireplace/Stv: N			Drive Park Spcs: 2			Water: Municipal		
Heat: Forced Air / Gas			Tot Prk Spcs: 2			Water Supply:		
A/C: Central Air			UFFI:			Sewer: Sewers		
Central Vac: Y			Pool: None			Waterfront:		
Apx Age:			Prop Feat:			Retirement: N		
Apx Sqft: 2000-2500			Central Vacuum, Park, Public Transit, Rec			Farm/Agr:		
Assessment: POTL:			Centre, School			Oth Struct:		
POTL Mo Fee:						Survey Type: Available		
Laundry lev: Upper						Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	13.62	x 14.21	Parquet Floor	Gas Fireplace	Pot Lights	
2	Dining	Main	9.06	x 11.98	Parquet Floor	Pot Lights	Large Window	
3	Kitchen	Main	19.09	x 10.6	Parquet Floor	Backsplash	Stainless Steel Appl	
4	Laundry	2nd	3.64	x 11.09	Laundry Sink			
5	2nd Br	2nd	7.19	x 11.98	Parquet Floor	Large Window		
6	3rd Br	2nd	10.86	x 11.61	Parquet Floor	Large Window	Double Closet	
7	4th Br	2nd	12.3	x 12.14	Parquet Floor	Large Window	Double Closet	
8	Prim Bdrm	3rd	10.6	x 26.28	W/O To Balcony	W/I Closet	5 Pc Ensuite	
9	Play	Bsmt	8.07	x 9.15	Concrete Floor	Heated Floor		
10	Living	Bsmt	13.16	x 9.09	Concrete Floor	Heated Floor		
11	5th Br	Bsmt	8.4	x 13.25	Concrete Floor	Heated Floor		
Client Remks: Welcome to 120 Morse Street - fully rebuilt home in the heart of Leslieville, designed and renovated with over 2,660 sq. ft. of finished space across four levels, this 4+1 bedroom, 4-bathroom home is smart, spacious, and built to last. The open layout features a custom staircase, huge windows, and intricate walnut floors. The kitchen is designed for both cooking and gathering, with lots of built-in storage. The third-floor primary retreat has a private terrace, gas fireplace, walk-in closet, and a stylish ensuite with heated floors and towel racks. The finished lower level offers radiant heated poured concrete floors and flexible space for work, guests, or play. The backyard is private and low-maintenance, with laneway access - see attached letter confirming the lot meets requirements for a future LANEWAY development - a great opportunity to add value or extra space down the line. This home is one of a kind - nothing left to do but move in.								
Extras:								
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241								