



89 Lawrence Ave W Toronto Ontario M5M 1A7 Toronto C04 Lawrence Park South Toronto Taxes: \$6,093.03/2025 For: Sale Sold: \$1,125,000 Sold Date: 11/12/2025 List: \$1,149,000 SPIS: N Last Status: SLD DOM: 35		
Semi-Detached	Fronting On: S	Rms: 6 + 1
Link: 2-Storey	Acreage: 24 x 110 Feet	Bedrooms: 3 Irreg: 1x3x2nd, 1x2xLower
Dir/Cross St: Yonge and Lawrence Ave W Directions: SW Corner of Duplex and Lawrence Ave W		

MLS#: C12452465

PIN#: 211530034

Legal: PT LT 12 PL 605E TORONTO AS IN CA662231; S/T & T/W CA662231; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Carport / 1	Cable TV: A
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Gas: A
Fireplace/Stv: Y	Drive: Mutual	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1925	Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Exterior Feat: Deck, Porch	Farm/Agr:
Apx Sqft: 1100-1500	Interior Feat: In-Law Capability, Water Heater Owned	Oth Struct:
Lot Size Source: MPAC		Survey Type: Unknown
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Unknown		
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.07	x 13.09	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	9.32	x 12.99	Hardwood Floor	Wainscoting	Picture Window
3	Kitchen	Main	8.99	x 10.66	Walk-Out	Tile Floor	Picture Window
4	Prim Bdrm	2nd	10.6	x 12.01	B/I Closet	Hardwood Floor	Picture Window
5	2nd Br	2nd	9.15	x 12.01	Hardwood Floor	Picture Window	
6	3rd Br	2nd	9.09	x 8.6	Hardwood Floor	Picture Window	Closet
7	Rec	Lower	12.01	x 12.99	Laminate	Above Grade Window	Pot Lights
8	Laundry	Lower	6.27	x 6	Tile Floor	Above Grade Window	Laundry Sink

Client Remarks: Welcome To Lytton Park, One Of Toronto's Most Established And Desirable Neighbourhoods, Celebrated For Its Tree-Lined Streets, Top-Rated Schools, And Strong Sense Of Community. Perfectly Situated Just Steps From John Ross Robertson Jr. P.S., Glenview Senior P.S., And Lawrence Park Collegiate, This Charming Semi-Detached Home Offers The Ideal Blend Of Character, Comfort, And Convenience For A Growing Family. Enjoy A Lifestyle Defined By Walkability And Ease. Just A Two-Minute Walk To Lawrence Station And Moments From Yonge Streets Shops, Cafes, And Restaurants, This Location Delivers All The Efficiency Of Midtown Living With The Privacy And Tranquility Of A Residential Street. An Excellent Condo Alternative, Touching 1,700 Sq. Ft. And Saving You Tens Of Thousands Annually On Unnecessary Condo Fees, This Low-Maintenance Freehold Property Gets You Into The Toronto Housing Market To Build Generational Wealth And Grow Your Real Estate Portfolio. An Excellent Investment Opportunity With Potential To Add A Garden Suite, Double Garage, Or Explore Multi-Residential Redevelopment (Buyer To Verify). Thoughtfully Maintained And Upgraded Throughout, The Home Features A New Roof, Spray Foam Insulation Of All Exterior Walls, And A Fully Renovated Upstairs Bathroom, Offering Turn-Key Comfort And Long-Term Peace Of Mind. The South-Facing Exposure Fills The Space With Natural Light, While Parking For Two Cars Adds Daily Convenience. A Home Inspection Report Is Available Upon Request. Recent Updates Include: All Windows Replaced (2013), Updated Roof (2018), Updated Attic Insulation (2018), Updated Second Floor Bathroom (2018), And Spray Foam Insulation Of Three Exterior Walls (2022), Providing The Ultimate Peace Of Mind For Years To Come. Experience The Best Of Lytton Park, A Community That Blends Timeless Charm, Exceptional Schools, And Enduring Value In One Of Toronto's Most Coveted Midtown Locations.

Inclusions: GE Fridge/Freezer, GE Oven/Stove, Panasonic Microwave, Sakura Hood/Exhaust, Kenmore Washer, Kenmore Dryer, All Light Fixtures, All Window Coverings.

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



52 Craighurst Ave
Toronto Ontario M4R 1J8
 Toronto C04 Lawrence Park South Toronto

Taxes: \$6,295/2024 **For:** Sale **% Dif:** 95

Sold Date: 10/31/2025

SPIS: N **Last Status:** SLD **DOM:** 38

Semi-Detached **Fronting On:** N **Rms:** 8

Link: **Acreage:** **Bedrooms:** 2

2-Storey 17.5 x 134 Feet **Washrooms:** 2

Irreg: 1x4, 1x4

Dir/Cross St: Yonge & Craighurst **Directions:** Block West Of Yonge

MLS#: C12421269

Legal: PCL 6-4 SEC M53; PT LT 6 N CRAIGHURST AV PL M53 TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Unfinished	Park/Drive:	Gas: Phone:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Other	Sale Price:
Foundation: Concrete		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	Main	14.7	x 16.93	
2	Kitchen	Main	13.12	x 11.88	
3	Dining	Main	9.51	x 9.38	
4	Br	2nd	14.7	x 14.99	
5	2nd Br	2nd	13.12	x 9.55	
6	Laundry	Bsmt	10.27	x 21.39	
7	Rec	Lower	10.63	x 13.39	
8	Other	Lower	14.7	x 16.27	

Client Remarks: This charming semi-detached home offers a main floor powder room, legal front pad parking, and a welcoming front porch perfect for watching the world go by. Enjoy a walk-out deck off the kitchen leading to a beautifully deep backyard, ideal for entertaining or relaxing outdoors. All just steps to Yonge Streets vibrant shops, cafes, and restaurants.

Inclusions: All electric light fixtures, Refrigerator, Stove, Dishwasher, Washer, Dryer, Deep Freezer in Basement

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



91 Lawrence Ave Toronto Ontario M5M 1A7			Sold: \$1,405,000
Toronto C04 Lawrence Park South Toronto			List: \$1,398,000
Taxes: \$7,403.26/2025	For: Sale	% Dif: 101	
Sold Date: 10/17/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Semi-Detached	Fronting On: S	Rms: 6 + 1	
Link: 2-Storey	Acreage: 24 x 110 Feet	Bedrooms: 3 + 1	
	Irreg:	Washrooms: 3	
		1x2xMain, 1x3x2nd, 1x3xLower	
Dir/Cross St: Duplex/Lawrence Directions: yonge/lawrence			

MLS#: C12452879

PIN#: 211530033

Legal: PT LT 12-13 PL 605E TORONTO AS IN EO97834; S/T & T/W EO97834; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking, Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1925	Prop Feat: Central Vacuum, Fenced	Waterfront:
Yr Built Source: MPAC	Yard, Fireplace/Stove, Wooded/Treed	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Accessory Apartment,	HST Applicable to: Included In
Roof: Shingles	Central Vacuum, In-Law Suite	Sale Price:
Foundation: Block		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	Kitchen	Main	12.8	x 17.98	Centre Island	Stainless Steel Appl	Hardwood Floor
2	Living	Main	13.78	x 12.11	Walk-Out	Hardwood Floor	South View
3	Dining	Main	13.09	x 11.38	Hardwood Floor	Fireplace	Large Window
4	Bathroom	Main	0	0	2 Pc Bath	Sliding Doors	Skylight
5	Prim Bdrm	2nd	11.09	x 12.8	Large Window	Hardwood Floor	Double Closet
6	2nd Br	2nd	12.4	x 9.28	California Shutters	Hardwood Floor	
7	3rd Br	2nd	8.79	x 9.19	Hardwood Floor	Large Window	
8	Living	Lower	25.1	x 18.47	Window	Side Door	Broadloom
9	4th Br	Lower	8.01	x 13.98	Broadloom	Window	
10	Bathroom	Lower	0	0	3 Pc Bath	Ceramic Floor	Window
11	Foyer	Main	0	0	Large Closet		

Client Remarks: Discover urban living with a neighbourhood feel. Perfectly positioned in the heart of Toronto, this fully renovated semi-detached home blends modern comfort with everyday convenience. Just steps from Yonge Street and Lawrence subway, you'll enjoy effortless access to the best schools, restaurants, shops and amenities the city has to offer. This home was completely gutted and thoughtfully redesigned just nine years ago, offering peace of mind for today's buyer. From the sleek finishes to the smartly designed floor plan, every detail was crafted with function and style in mind. The open-concept main living spaces are bright, inviting, and ideal for both day-to-day living and entertaining friends and family, along with a main floor 2pc powder room. Upstairs, spacious bedrooms offer comfort and privacy, while the lower level is perfectly suited for multifunctional living, a nanny suite, or generating rental income. Step outside and you'll find your own private retreat. The backyard is an oasis of lush, maintenance-free landscaping. Whether you're unwinding after a long day, entertaining guests or enjoying a quiet morning coffee, this outdoor space offers true tranquillity. An added bonus of an EV car outlet. Barbeque gas line. Highlights you'll love: Steps to the Yonge subway line-be downtown in no time. Surrounded by top-rated public and private schools and family-friendly parks. Fully renovated, bright, functional layout designed for modern living. In-law suite with a separate entrance, versatile and valuable. 2-car parking. Backyard Oasis with forested backdrop - a peaceful escape.

Inclusions: All Elf's, Window coverings, Stainless Steel, Fridge, Wolf Gas Stove, Dishwasher. Washer/Dryer front load. EV car outlet. Barbeque gas line. Garden Shed, Sump pump.

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



248 Glengrove Ave W Toronto Ontario M5N 1W1 Toronto C04 Lawrence Park South Toronto Taxes: \$6,760/2025 Sold Date: 08/05/2025 SPIS: N Last Status: SLD DOM: 34			Sold: \$1,350,000 List: \$1,430,000 % Dif: 94
Att/Row/Twnhouse	Fronting On: S	Rms: 6 + 1	
Link: 3-Storey	Acreage: 37.78 x 123.73 Feet	Bedrooms: 3	Washrooms: 4
Dir/Cross St: Avenue Rd/Lawrence Ave Directions: N/A			1x3x2nd, 1x4x3rd, 1x2xBsmt, 1x1xBsmt

MLS#: C12255891

Legal: PCL D-13, SEC M87 ; PT Block D, Plan M87, PARTS 1 TO 5, 66R12773; S/T A697890, PARTIAL RELEASED BY C974693, S/T PT 3, Plan 66R12773, IN OF PTS 40 TO 42, 49 TO 57, 66R12773, AS IN C102705, C140831, C173895, & C174418 RESPECTIVELY, S/T PT 3, 66R12773

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV: Y
Basement: Full / Finished	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone: Y
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 31-50	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fenced	Waterfront:
Lot Shape: Irregular	Yard, Fireplace/Stove, Public Transit,	Retirement:
Lot Size Source: GeoWarehouse	School	HST Applicable to Included In
Roof: Flat	Exterior Feat: Landscaped, Privacy,	Sale Price:
Foundation: Unknown	Patio, Porch	Farm/Agr:
Assessment: POTL:	Interior Feat: Central Vacuum, Water	Oth Struct: Garden Shed
POTL Mo Fee:	Purifier	Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 10.76	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	17.26	x 9.91	Wood Floor	Combined W/Kitchen	Large Window
3	Kitchen	Main	17.26	x 9.25	Wood Floor	Updated	Breakfast Bar
4	2nd Br	2nd	12.17	x 10.99	Hardwood Floor	W/W Closet	
5	Prim Bdrm	2nd	14.76	x 17.65	Broadloom	4 Pc Ensuite	B/I Bookcase
6	3rd Br	3rd	12.66	x 12.99	Broadloom	Closet	B/I Bookcase
7	Rec	Lower	10.33	x 16.17	Laminate		
8	Den	Lower	7.09	x 13.91	Laminate		
9	Laundry	Lower	0	0	Tile Floor	Renovated	

Client Remks: ****Great Opportunity! Great New Price. Welcome to 248 Glengrove Avenue. Rarely offered, End-Unit Townhouse in Lytton Park in the "Havergal" Area. This turn-key, multi-level, beautiful home is ready and waiting for your family to move right in. Great for downsizing or perfect for a young family starting out. This one has it all! Over 2100 sq ft spanning 4 floors. Huge, sun-filled kitchen with kosher options, big bedrooms, skylight, Primary bedroom with ensuite, and a garage that's been converted to a home office with side entrance which can be great for professionals working home. This can easily be converted back depending on your needs. Parking is coveted in this neighbourhood and this home comes with 3 extra spots! One on the driveway and 2 more off the lane way. A yard on one side of the house and patio on the other! Great for entertaining. Located walking distance from Synagogues, top-ranked schools (Havergal, Glenview, John Ross Robertson, Lawrence Park), parks, Pusateri's, restaurants, grocery stores and, the 401, and TTC. Don't miss this one. It will go fast!

Inclusions: All existing appliances: Fridge, Stove, B/I Dishwasher, 2nd Dishwasher, Washer, Dryer, Broadloom where laid, all window coverings, CAC, All ELFs. Bookcase in 3rd bedroom and Wood cabinet in kitchen are also included. Architectural Drawings available for Separate Basement Apartment.

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



1256 Avenue Rd Toronto Ontario M5N 2G7 Toronto C04 Lawrence Park South Toronto Taxes: \$11,178/2024 Sold Date: 09/10/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$2,175,000 List: \$2,249,000
Att/Row/Twnhouse	Fronting On: W	Rms: 7 + 2	
Link: 3-Storey	Acreage: 21.76 x 0 Feet	Bedrooms: 4 + 1	Washrooms: 5
Dir/Cross St: Avenue and Lawrence Directions: Avenue and Lawrence			1x2xMain, 1x5x2nd, 2x4x3rd, 1x3xLower

MLS#: C12362117

PIN#: 211570319

Legal: PT LT 6 PL 1570 TORONTO DESIGNATED PT 2 PLAN 66R27302 CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle	Interior Feat: Sump Pump, Central Vacuum	Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type:
POTL Mo Fee:		Spec Desig: None
Laundry lev: Upper		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.14	x 13.25	Hardwood Floor	Bay Window	Pot Lights
2	Kitchen	Main	16.67	x 16.7	Breakfast Bar	B/I Appliances	
3	Living	Main	18.31	x 12.04	Walk-Out	Gas Fireplace	Built-In Speakers
4	Prim Bdrm	2nd	15.81	x 12.17	W/I Closet	Picture Window	Ensuite Bath
5	Office	2nd	11.06	x 10.37	Walk-Out	Pot Lights	Hardwood Floor
6	Laundry	2nd	6.96	x 6.89	Tile Floor	Laundry Sink	Picture Window
7	2nd Br	3rd	11.81	x 18.47	W/I Closet	Ensuite Bath	Hardwood Floor
8	3rd Br	3rd	12.83	x 15.75	Hardwood Floor	Ensuite Bath	Double Closet
9	Rec	Lower	18.34	x 14.63	Broadloom	Track Lights	
10	Br	Lower	10.93	x 12.5	Broadloom	W/I Closet	Pot Lights

Client Remarks: Located In Prime Lytton Park, This Stunning 3-Storey Home Offers A Bright, Open-Concept Main Floor With Spacious Living And Dining Areas And A Gourmet Eat-In Kitchen At Its Centre. The Second Level Features A Beautiful Primary Suite With Wall-To-Wall Built-Ins, A Walkthrough Dressing Room, And A Spa-Inspired Ensuite, Plus A Private Office With Walkout To A Terrace And A Convenient Laundry Room. The Third Floor Adds Two Additional Bedrooms, Each With Its Own Ensuite, While The Finished Lower Level Includes A Large Rec Room And Separate Nanny Suite. With Heated Bathroom Floors, Two Outdoor Living Spaces, Mudroom, A Single-Car Garage With EV Charger Rough-In, And An Unbeatable Location Just Steps To Top-Ranked Schools Like John Ross Robertson And LPCI, Shops And Restaurants Of Avenue Road, Neighbourhood Parks, Public Transit, And A Short Drive To Yonge Street, Yorkdale, And Other Favourite City Spots - This Home Delivers On Every Level. Come Check It Out!

Inclusions: LG Fridge/Freezer, LG Dishwasher, Wolf Oven, Wolf Cooktop, Panasonic Microwave, LG Washer, LG Dryer, Lower Level Fisher Paykel Fridge/Freezer, Built-In Sonos Speakers (Where Laid), Central Vacuum And Equipment, Alarm System, Security Camera

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



199 Albertus Ave Toronto Ontario M4R 1J6 Toronto C04 Lawrence Park South Toronto Taxes: \$10,520/2025 For: Sale % Dif: 99 Sold Date: 09/28/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$2,325,000 List: \$2,349,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 25.23 x 133.19 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 5 1x2xGround, 1x6x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Yonge St & Albertus Ave Directions: Yonge St & Albertus Ave
MLS#: C12403304 PIN#: 211590237 Legal: PCL 60-4 SEC M53; PT LT 60 PL M53 Toronto PT2 66R13650; Toronto, City Of Toronto			
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1984 Yr Built Source: Owner Apx Sqft: 2000-2500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Auto Garage Door Remote, Central Vacuum, Countertop Range, Garburator, In-Law Capability, On Demand Water Heater, Storage, Water Heater Owned Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal Sewers

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.93	x 14.5	Greenhouse Window	Hardwood Floor	W/O To Garden
2	Dining	Ground	14.07	x 10.83	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Ground	14.76	x 7.84	Family Size Kitchen	Stainless Steel Appl	Granite Counter
4	Breakfast	Ground	7.84	x 7.25	W/O To Deck	Sliding Doors	
5	Prim Bdrm	2nd	16.93	x 13.85	6 Pc Ensuite	W/I Closet	Double Closet
6	2nd Br	2nd	13.09	x 9.42	Cathedral Ceiling	Closet Organizers	Broadloom
7	3rd Br	2nd	11.68	x 9.42	Cathedral Ceiling	Closet Organizers	Broadloom
8	4th Br	3rd	13.09	x 12.5	4 Pc Ensuite	Skylight	Broadloom
9	Office	3rd	12.99	x 10.76	Closet	B/I Shelves	Broadloom
10	Family	Bsmt	16.01	x 14.01	Large Window	Broadloom	
11	Rec	Bsmt	20.51	x 11.75	Broadloom	Pocket Doors	

Client Remarks: Welcome to this contemporary and oversized semi on Albertus Avenue, built in 1984. This 2.5-storey home offers the perfect blend of comfort and practicality for a busy family or a couple looking to downsize in one of Toronto's most desirable neighbourhoods. Set within walking distance of top schools including John Ross Robertson, Glenview, Havergal College, Lawrence Park Collegiate, and St. Clements, the location also places you steps from Yonge Street shops, Eglinton Park, the community centre, and the TTC. It's a rare opportunity to enjoy true community living in the heart of the city. Inside, the inviting foyer leads to a bright, modern eat-in kitchen with a walk-out to the private, low-maintenance fenced garden. The spacious living room features a wood-burning fireplace framed by custom bookcases and a large greenhouse window overlooking the backyard, perfect for cozy evenings at home. Upstairs, the generous primary bedroom includes a six-piece ensuite featuring heated floors, complemented by two additional bedrooms and a full family bath. The third floor offers a sunny open office space with built-in shelving, plus a fourth bedroom with its own skylit ensuite. There is generous storage throughout this home. The lower level is full of surprises: high ceilings, a bright family room, a rec room with a hidden nook under the stairs, and a three-piece bath. This level can easily serve as a children's retreat or be converted into an in-law suite with the existing rough-in plumbing (for a kitchen). A true bonus for a home in this neighbourhood is the oversized private drive and garage, allowing ample parking for 4 cars. Thoughtfully designed for comfort and efficiency, the home's construction includes two independent masonry walls separated by acoustic insulation above grade, giving this semi the quiet and privacy of a detached home.

Inclusions: Stainless steel fridge, built-in wall oven, dishwasher, counter top stove, over the range hood. Washer, dryer, all electric light fixtures, draperies, 240-volt level-2 electric vehicle charger, on-demand hot water tank, gas furnace, central vac and equipment, air conditioning unit on 3rd floor, auto garage door remotes, garden furniture in pergola and on deck.

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