	87 Blake St Toronto Ontario M4J 3E2 Toronto E01 Blake-Jones Toronto Taxes: \$4,821.05/2024 Sold Date: 04/16/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$780,000 List: \$828,000 For: Sale % Dif: 94		
	Att/Row/Twnhouse		Fronting On: E	Rms: 6		
	Link: 2-Storey		Acreage: 13.02 x 109.88 Feet	Bedrooms: 3		
			Irreg:	Washrooms: 1 1x4x2nd		
Dir/Cross St: Jones and Gerrard Directions: Jones and Gerrard						
MLS#: E12042476 PIN#: 210490465						
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: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 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	12.01	x 12.34	Parquet Floor	W/O To Yard
2	Dining	Main	8.17	x 11.15	Ceiling Fan	Parquet Floor
3	Kitchen	Main	9.19	x 8.89	Eat-In Kitchen	W/O To Balcony
4	2nd Br	2nd	12.07	x 12.24	Parquet Floor	Window
5	3rd Br	2nd	10.99	x 12.34	Parquet Floor	Window
6	Prim Bdrm	2nd	12.07	x 12.24	Parquet Floor	Window
Client Remks: RARELY Offered. This Nicely Maintained 3 Br Freehold Townhouse Is Nestled Between Leslieville And The Danforth. Main Floor Has Spacious Light Filled Principal Rooms. Separate Kitchen With Breakfast Area And A Balcony. Living Rooms Walks Out To Large Backyard. 2nd Floor Has 3 Decent Sized Bedrooms With Parquet Flooring Throughout And A Skylight. Home Has Extremely Rare And Sought After 3 Car Parking. Surrounded By Parks, Schools & Local Shops, Close To Subway Stations (Pape & Donlands). Hurry Won't Last. Don't Miss Out.						
Extras:						
Listing Contracted With: RE/MAX CROSSROADS REALTY INC.905-305-0505						


207 Victor Ave
Toronto Ontario M4K 1B3

Toronto E01 North Riverdale Toronto

Taxes: \$3,140.12/2024**For:** Sale**Sold:** \$785,000**List:** \$799,000**Sold Date:** 05/25/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 13**Att/Row/Twnhouse****Fronting On:** S**Rms:** 7**Link:****Acreage:** < .50**Bedrooms:** 4

2 1/2 Storey

17.33 x 100 Feet

Washrooms: 0**Irreg:****Dir/Cross St:** Logan and Gerrard **Directions:** Victor near Logan**MLS#:** E12140595**PIN#:** 210600180

Kitchens: 0
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Other / Other
A/C: None
Central Vac: N
Apx Age:
Year Built: 1914
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: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat: Fenced Yard

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: None
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Year: 2025
Survey Type: Up-to-Date
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	Open Concept Combined W/Dining
2	Dining	Main	0	0	Combined W/Living
3	Kitchen	Main	0	0	
4	Br	2nd	0	0	
5	Br	2nd	0	0	
6	Br	2nd	0	0	
7	Br	3rd	0	0	

Client Remks: Attentions builders and renovators, this 2.5 Storey freehold rowhouse needs your help! All the hard work is done. Its fully gutted and ready for you. Brand New Survey dated Mar 31, 2025. Mechanical, Structural and Architectural Permit Drawings Available. Zoning Application Law Certificate issued Mar 17, 2025. Party Wall Agreement Available. This is a very Unique Opportunity For Investors Looking To Put Their Mark On A Home With Tremendous Potential. While The House Requires Significant Updates And Repairs, Its Prime Location And Spacious Layout Offer Endless Possibilities. Approximately 1742 square feet. Parking off laneway at rear possible. Perfect for families that want access to top-rated schools: Withrow Ave Jr PS and Riverdale Collegiate. Convenience is at your doorstep. Steps to Gerrard, Pape Ave Subway Station, TTC Streetcar on Gerrard and Broadview, walk / bike to Riverdale Park or Withrow Park, quick drive to the DVP ... there is nothing more you can want in a neighborhood! This property is sold strictly in "as-is, where-is" condition with no warranties or representations.

Extras:**Listing Contracted With:** RIGHT AT HOME REALTY 416-391-3232



340 Jones Ave
Toronto Ontario M4J 3G3
 Toronto E01 Blake-Jones Toronto

Sold: \$995,000
List: \$1,099,000

Taxes: \$4,298.89/2024

For: Sale

% Dif: 91

Sold Date: 03/28/2025

SPIS: N

Last Status: SLD

DOM: 150

Semi-Detached

Fronting On: W

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

22.25 x 60 Feet

Washrooms: 3

Irreg:

1x2xGround, 1x4x2nd, 1x3xBsmt

Dir/Cross St: S of Danforth, N of Gerrard St E

MLS#: E9767507

PIN#: 210490431

Kitchens:	1	Exterior:	Alum Siding / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	None	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:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Ground	6.66	x 8.66	Tile Floor	Window	
2	Living	Ground	26.67	x 11.48	Combined W/Dining	Hardwood Floor	Crown Moulding
3	Dining	Ground	26.67	x 11.48	Combined W/Living	Hardwood Floor	W/O To Deck
4	Kitchen	Ground	12.01	x 7.78	Open Concept	Centre Island	
5	Br	2nd	13.58	x 10.07	Hardwood Floor	W/I Closet	
6	Br	2nd	13.58	x 8.92	Hardwood Floor	Closet	
7	Br	2nd	8.83	x 11.84	Hardwood Floor	Closet	
8	Rec	Bsmt	19.59	x 11.25	Laminate	3 Pc Bath	

Client Remks: Fantastic home! Nicely updated, open concept main floor, with hardwood throughout. 3 decent sized bedrooms, 3 updated bathrooms. Rarely found powder room and mudroom in South Riverdale. Skylight bathes the second floor in natural light. Finsihed basement with storage area. Opportunity to live in a thriving section of Toronto. Quick access to Gerrard Square, streetcar & subway, the DVP, the Financial District, Queen St East, the Danforth, the Beaches and close to vibrant shopping destinations, trendy cafes, and fine dining establishments. This property is convenient urban living at its finest. **EXTRAS** Some furniture is included. \kitchen - 2 Bar Stools. Liv rm - 2 sofas, bar, tv stand. Master bed - rattan stand, mirror. Bed 2 - night table. Bed 3 - bed, desk, chair. Lower Level - Bed, 2 stacked drawer units.

Extras:

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE 416-495-4088



74 Frizzell Ave
Toronto Ontario M4J 1E3
 Toronto E01 Blake-Jones Toronto
Taxes: \$5,765/2024
Sold Date: 03/27/2025
SPIS: N

Sold: \$1,010,000
List: \$1,098,000

For: Sale

% Dif: 92

Last Status: SLD **DOM:** 3

Semi-Detached

Fronting On: N

Rms: 12

Link:

Acreage: < .50

Bedrooms: 3

2-Storey

18.33 x 107 Feet

Washrooms: 3

Irreg:

1x3xGround, 1x4xBsmt, 1x4x2nd

Dir/Cross St: Pape & danforth **Directions:** Pape to Frizzell

MLS#: E12037651

PIN#: 210490511

Kitchens: 3
Fam Rm: N
Basement: Part Fin
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age: 51-99
Year Built: 1900
Yr Built Source: MPAC
Apx Sqft:
Assessment: \$806,000 / 2025
POTL: **POTL Mo Fee:**
Laundry lev:

Exterior: Brick Front / Shingle
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	13.48	x 16.08	
2	Dining	Ground	15.03	x 8.89	
3	Laundry	Ground	12.37	x 9.15	Walk-Out
4	Living	Bsmt	13.09	x 15.65	
5	Kitchen	Bsmt	13.09	x 10.66	
6	Laundry	Bsmt	12.8	x 16.27	
7	Kitchen	2nd	13.45	x 8.89	
8	Br	2nd	13.58	x 11.22	
9	2nd Br	2nd	13.68	x 8.3	
10	Office	2nd	6.66	x 12.86	
11	3rd Br	3rd	15.19	x 13.58	
12	Living	Ground	12.37	x 9.15	

Client Remks: Sought after semi det in riverdale area.Mutual drive and fenced in spacious yard.With garden shed. "needs renovations" No warranties or representations "property as is estate sale.

Extras:

Listing Contracted With: MAIN STREET REALTY LTD,905-476-0111



51 Dearbourne Ave		Sold: \$1,040,000	
Toronto Ontario M4K 1M6		List: \$1,049,000	
Toronto E01 North Riverdale Toronto			
Taxes: \$6,251.62/2024		For: Sale	% Dif: 99
Sold Date: 02/18/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 7 + 4	
Link:	Acreage:	Bedrooms: 2	
2-Storey	18.75 x 83 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x2xBsmt	
Dir/Cross St: Danforth & Broadview			

MLS#: E11970231	PIN#: 210640048
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Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Part Fin / Sep Entrance	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:		Prop Feat:	Public Transit	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Ground	11.02	x	10.01	Picture Window	Broadloom	
2	Dining	Ground	14.99	x	11.02	Hardwood Floor	Separate Rm	Separate Rm
3	Kitchen	Ground	8.99	x	8.01	Eat-In Kitchen	Pantry	
4	Pantry	Ground	6	x	5.48	W/O To Yard	Separate Rm	
5	Prim Bdrm	2nd	15.26	x	11.25	Hardwood Floor	Large Window	Large Closet
6	2nd Br	2nd	11.42	x	9.42	Hardwood Floor	Large Closet	
7	Sitting	2nd	8.92	x	8.66	O/Looks Backyard	Large Window	Separate Rm
8	Rec	Bsmt	14.83	x	11.32	W/O To Yard		
9	Rec	Bsmt	10.89	x	9.97			
10	Laundry	Bsmt	8.83	x	4	Double Sink	B/I Shelves	
11	Cold/Cant	Bsmt	13.98	x	6.07			

Client Remks: *Desirable Dearbourne* Opportunity Knocks for this Spacious Semi Detached in the Highly Sought After Frankland School District! Italian Family Owned Home for Over 50 Years! Walk/Out Basement! 100 Amp Electrical!! A Quick Stroll to the Danforth Shops , Cafe's, TTC & DVP!								
Extras:								
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090								



562 Pape Ave
Toronto Ontario M4K 3R6
 Toronto E01 North Riverdale Toronto
Taxes: \$4,821.05/2025 **For:** Sale **% Dif:** 88
Sold Date: 04/26/2025
SPIS: Y **Last Status:** SLD **DOM:** 30
Sold: \$1,055,000
List: \$1,199,000
 Semi-Detached **Fronting On:** W **Rms:** 8 + 1
Link: **Acreage:** < .50 **Bedrooms:** 3 + 1
 2-Storey 24.5 x 100 Feet **Washrooms:** 3
Irreg: 1x2xGround, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Danforth/Pape **Directions:** South of Danforth Ave and West of Pape Ave

MLS#: E12044249**PIN#:** 210620003

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	Residential
Fam Rm:	N	Drive:	None	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	Y	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:	Fireplace/Stove	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	13.29	x 12.43	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Ground	10.63	x 12.83	Hardwood Floor	2 Pc Bath	Combined W/Living
3	Kitchen	Ground	13.12	x 10.24	Hardwood Floor	Breakfast Bar	Renovated
4	Laundry	Ground	8.99	x 5.84	Vinyl Floor	Stainless Steel Appl	
5	Prim Bdrm	2nd	14.17	x 11.91	Hardwood Floor	B/I Closet	Large Window
6	2nd Br	2nd	15.45	x 9.42	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	9.51	x 9.35	Hardwood Floor	Large Closet	Large Window
8	Rec	Bsmt	19.69	x 18.9	Tile Floor	4 Pc Bath	Broadloom

Client Remks: Welcome to 562 Pape Avenue, a masterfully renovated 2-storey home, completely transformed inside and out to blend timeless charm with modern elegance. Nestled in the heart of Prime North Riverdale, this east-facing gem is bathed in natural light, creating a bright and inviting atmosphere. Every inch of this home has been meticulously upgraded, featuring brand-new windows and a new roof for enhanced durability, complete waterproofing for long-term peace of mind, brand-new PVC plumbing by a licensed plumber, and a fully updated electrical by a licensed electrician. The entire renovation has been approved and passed all City of Toronto inspections, ensuring top-quality craftsmanship and compliance. Located in the highly sought-after Frankland School District, this home boasts an impressive 98 Walk Score, placing you steps from Withrow Park, perfect for outdoor activities and leisure. Enjoy the best of city living with Toronto's finest restaurants, cafes, and shops along the Danforth, all within walking distance. Commuting is effortless with Pape Station just a 9-minute walk away, and the upcoming, newly proposed Gerrard Station just a few minutes from your doorstep. Parking permit available from City of Toronto. With Riverdales vibrant community, top-rated schools, and unbeatable location, this is an opportunity not to be missed.

Extras:**Listing Contracted With:** TEK REALTY INC.905-667-9688


25 Howland Rd
Toronto Ontario M4K 2Z4

Toronto E01 North Riverdale Toronto

Taxes: \$5,586.41/2024**For:** Sale**Sold:** \$1,058,888**List:** \$888,000**% Dif:** 119**Sold Date:** 01/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

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

2-Storey

15.46 x 110 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x4xBsmt

Dir/Cross St: N of Gerrard St E & E of Broadview Avenue**MLS#:** E11931251**PIN#:** 210690443

Kitchens:	1	Exterior:	Brick / Other	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Fin W/O / Sep Entrance	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:	Public Transit	Retirement:	
Apx Sqft:	1100-1500			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	12.07	x 10.01	Hardwood Floor	West View	
2	Dining	Main	13.16	x 10.01	Hardwood Floor	East View	
3	Kitchen	Main	9.74	x 14.76	Ceramic Floor	Pantry	Window
4	Prim Bdrm	2nd	14.24	x 14.24	Hardwood Floor	Closet	West View
5	2nd Br	2nd	11.32	x 8.23	Hardwood Floor	Closet	East View
6	3rd Br	2nd	8.99	x 10.43	Laminate	Window	O/Looks Backyard
7	4th Br	Bsmt	12.07	x 10.01			
8	Rec	Bsmt	10.99	x 10.6	Open Concept		
9	Laundry	Bsmt	8.99	x 9.32	Ceramic Floor		

Client Remks: Howland your next opportunity to create something special in Riverdale? Check out this 3+1 bdrm home with 2 baths, finished bsmt with 2 walkouts (Separate entrance at the front & back of the home) and laneway parking. Spacious rooms, plenty of natural light with east and west exposures, 9 ft ceilings in living and dining rooms, updated white kitchen and updated finished basement with 4th bdrm & 3pc bath. Don't forget there is the opportunity to build a laneway house too! (Ask or See attached Report) Perfect for families that want access to top-rated schools: Withrow Ave Jr PS and Riverdale Collegiate. Convenience is at your doorstep. Steps to Gerrard, TTC Streetcar on Gerrard and Broadview, walk / bike to Riverdale Park or Withrow Park, quick drive to the DVP ... there is nothing more you can want in a neighborhood!

Extras: Roof (Sloped and Flat - 2020), Furnace (2016), A/C (2017). Laneway parking.

Listing Contracted With: RE/MAX HALLMARK YU GROUP REALTY LTD.416-494-9858



105 Sparkhall Ave			Sold: \$1,078,000		
Toronto Ontario M4K 1G7			List: \$1,059,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$5,514.88/2024			For: Sale		% Dif: 102
Sold Date: 05/13/2025					
SPIS: N		Last Status: SLD	DOM: 8		
Att/Row/Twnhouse		Fronting On: S	Rms: 5 + 2		
Link:		Acreage:	Bedrooms: 2		
2-Storey		13.94 x 90.29 Feet	Washrooms: 1		
		Irreg:	1x3x2nd		
Dir/Cross St: Danforth & Broadview Directions: East off of Broadview					

MLS#: E12125311	PIN#: 210660339
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Kitchens: 1	Exterior: Brick	Zoning: R(do.6*736)
Fam Rm: N	Drive: Lane	Cable TV: Hydro:
Basement: Unfinished / W/O	Gar/Gar Spcs: None / 0	Gas: Phone:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Oil	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1927		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 700-1100		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	Ground	12.66	x 13.16	Hardwood Floor	North View	
2	Dining	Ground	10.66	x 13.25	Hardwood Floor	South View	
3	Kitchen	Ground	9.09	x 8.6	Tile Floor	Quartz Counter	Ceramic Back Splash
4	Prim Bdrm	2nd	16.08	x 12.99	Hardwood Floor	North View	Closet
5	2nd Br	2nd	10.99	x 7.74	Hardwood Floor	South View	Closet
6	Laundry	Bsmt	13.16	x 12.99			

Client Remks: Welcome to this sparkling gem on Sparkhall Avenue. White is the theme throughout this adorable city home: walls, ceilings, cabinetry, and quartz counter tops. Solid and stylish, with new kitchen, masonry party walls, hardwood floors and refreshing interiors, all great brand name appliances and your own backyard with ample space left to park a car it's a most delightful place to call your fresh, new home. The distinctive front garden installation provides an eye-pleasing means to conveniently store and access city recycling bins. Most of all, Sparkhall Avenue is for those who cherish an accessible friendly community, with a walk score of 84, rider score of 100 and biker score of 96. Plus, 105 offers an affordable entry into one of the best neighbourhoods for great schools, safe streets, your pets and friendly neighbours, in the city. You're in the middle between Withrow Park with it's fenced doggie play area, tennis courts, ball diamond, ice rink and splash pad and Riverdale Park with its pool and skate park, tennis courts, running track and a super popular toboggan run too. Come and see it!

Extras:
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090



30 Wolfrey Ave
Toronto Ontario M4K 1K8
Toronto E01 North Riverdale Toronto
Taxes: \$5,966/2024
Sold Date: 04/14/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,100,000
List: \$949,000
For: Sale
% Dif: 116
Fronting On: N
Acreage: 18.5 x 83 Feet
Irreg:
Rms: 5 + 2
Bedrooms: 2 + 1
Washrooms: 2
1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview and Wolfrey **Directions:** Between Broadview and Bowden

MLS#: E12067998
Assignment: N

PIN#: 210640160
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: 1907 Yr Built Source: MPAC Apx Sqft: 700-1100 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: Fenced Yard, Hospital, Library, Park, Public Transit, School	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Sunroom	Main	15.22	x 5.84	Window	O/Looks Frontyard
2	Living	Main	11.22	x 16.4	Hardwood Floor	Window
3	Dining	Main	15.22	x 11.22	Hardwood Floor	Window
4	Kitchen	Main	10.73	x 8.66	Renovated	Stainless Steel Appl W/O To Deck
5	Prim Bdrm	2nd	14.63	x 13.25	Hardwood Floor	Bay Window Closet
6	2nd Br	2nd	11.48	x 8.79	Hardwood Floor	Window Closet
7	Rec	Bsmt	15.42	x 14.63	Vinyl Floor	Pot Lights Window
8	3rd Br	Bsmt	11.06	x 10.79	Vinyl Floor	Pot Lights W/I Closet

Client Remks: Welcome to 30 Wolfrey Avenue where charm, character, and community come together in the heart of Prime Riverdale. Tucked away on one of the prettiest tree-lined streets in the east end, this home immediately draws you in with its beautiful curb appeal and what awaits behind the front door is even more inviting. Step into a sun-filled enclosed front porch, a cheerful space with south-facing views that doubles as a practical mudroom and the perfect spot to pause, breathe, and feel at home. Inside, the warmth continues. Natural light spills across hardwood floors, filling the spacious living and dining rooms with a cozy, welcoming glow ideal for gathering, relaxing, or simply enjoying quiet moments at home. The thoughtfully renovated kitchen is a blend of modern style and functionality, featuring stainless steel appliances and a seamless walkout to a generous deck and private backyard garden a peaceful oasis in the city, perfect for entertaining or enjoying summer evenings under the stars. Upstairs, you'll find two bedrooms, including a luxurious, oversized primary retreat and a second bedroom that looks out over the serene backyard. The finished lower level offers even more living space with a guest room, a second bathroom, and a cozy family room that's ready for movie nights, playtime, or quiet weekends in. And then there's the location truly second to none. Just a 5-minute walk to Broadview Station, steps to some of the east ends best cafes, shops, and restaurants, and nestled between two of Toronto's most beloved parks. Riverdale Park, with its breathtaking skyline views and sunset vistas, and Withrow Park, where neighbours gather, dogs play, and the community comes alive each week at the summer farmers market. With a Walk Score of 97 and located in the highly sought-after Frankland School district, this is more than a house its a lifestyle, a community, and a rare opportunity to be part of something truly special.

Extras:

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



103 Sparkhall Ave Toronto Ontario M4K 1G7 Toronto E01 North Riverdale Toronto Taxes: \$5,758.08/2024 Sold Date: 02/13/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,121,000 List: \$989,000 For: Sale % Dif: 113		
Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Bloor/Danforth		Fronting On: S Acreage: 15.92 x 90 Feet Irreg:		Rms: 2 Bedrooms: 2 Washrooms: 1 1x4x2nd	

MLS#: E11959305	PIN#: 210660340
Assignment: N	Fractional Ownership: N

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: \$805,000 / 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Drive: Rt-Of-Way Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat:	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.93	x 9.42	Hardwood Floor North View
2	Dining	Ground	13.09	x 10.43	Hardwood Floor South View Window
3	Kitchen	Ground	9.09	x 8.76	Hardwood Floor South View O/Looks Backyard
4	Prim Bdrm	2nd	12.07	x 12.83	Hardwood Floor North View B/I Shelves
5	2nd Br	2nd	10.6	x 7.74	Hardwood Floor Large Window Closet
6	Utility	Bsmt	26.51	x 12.4	Concrete Floor Above Grade Window
7	Laundry	Bsmt	8.23	x 8.83	Concrete Floor Above Grade Window

Client Remks: Get a spark in your life! Cuddle up in this quaint and classic 2-bedroom abode it takes away hearts of young and old. Whether a first-time buyer or empty-nester this home will light your fire. It checks all the boxes; a top Toronto neighbourhood with great schools, a location well served by subway and streetcars, a 10-minute walk to the Danforth's restaurants and shops and a 5-minute walk to Withrow Park and Riverdale Park. All nicely packaged with a separate dining room and living room along with a compact, fully functional kitchen with a walk-out to a south facing elevated deck where spring and summer morning breakfasts beckon. And, if all that is not compelling...how about a right-of-way to one car parking! Sparks Fly!					
Extras:					
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090					



338 Bain Ave		Sold: \$1,150,000	
Toronto Ontario M4J 1B8		List: \$899,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$5,493/2024		For: Sale	% Dif: 128
Sold Date: 05/13/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Semi-Detached	Fronting On: N	Rms: 5 + 2	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	20.92 x 102 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Pape and Bain Directions: East of Pape			

MLS#: E12136622			PIN#: 210490664			
Assignment: N			Fractional Ownership: N			
Kitchens: 1		N	Exterior: Brick Front		Zoning: Residential	
Fam Rm: N			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:		Retirement:	
Year Built: 1912			Fenced Yard, Library, Park, Public Transit,		Farm/Agr:	
Yr Built Source: MPAC			School		Oth Struct: Shed	
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	11.25	x 15.81	Open Concept	Pot Lights Gas Fireplace
2	Dining	Main	10.89	x 15.81	Open Concept	Window Crown Moulding
3	Kitchen	Main	12.17	x 11.38	Updated	Granite Counter W/O To Yard
4	Prim Bdrm	2nd	11.25	x 14.96	Bay Window	Closet South View
5	2nd Br	2nd	11.55	x 9.84	Window	Closet
6	Rec	Bsmt	15.75	x 10.73	Pot Lights	Window
7	3rd Br	Bsmt	14.17	x 12.17	Window	Pot Lights 3 Pc Ensuite
Client Remks: Welcome to 338 Bain Ave in Prime Riverdale on a Quiet Dead-End Street. Tucked away on a quiet, family-friendly dead-end street in the heart of Riverdale, this beautifully maintained wide semi-detached home is the perfect blend of comfort, style, and location. From the moment you arrive, you'll be struck by its undeniable curb appeal lush front gardens, a welcoming sitting area, and a home that just feels loved. Inside, the open-concept main floor offers high ceilings, pot lights, and a cozy fireplace creating a bright and inviting space that's perfect for everyday living and effortless entertaining. The renovated eat-in kitchen features stainless steel appliances, granite countertops, and plenty of room to gather. Upstairs, you'll find 2 spacious bedrooms. The finished basement offers a flexible second living area or play space plus office along with a second full bathroom for added convenience. Step outside to your own private backyard oasis-fully fenced and perfect for summer barbecues, morning coffee, or unwinding under the stars. Just steps to Withrow Park, the shops and restaurants of the Danforth, top-rated schools, and TTC- this is your chance to own a turnkey home in one of Toronto's most beloved neighbourhoods.This one is not to be missed. Welcome home.						
Extras:						
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888						

	317 Bain Ave Toronto Ontario M4J 1B9 Toronto E01 Blake-Jones Toronto Taxes: \$4,263.12/2024 Sold Date: 03/11/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,153,170 List: \$959,000 For: Sale % Dif: 120		
	Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Pape and Danforth			Fronting On: S Acreage: 14.08 x 113.43 Feet Irreg: Directions: Pape & Danforth Ave		
				Rms: 7 Bedrooms: 2 Washrooms: 1 1x4x2nd		
MLS#: E11998243 PIN#: 210490740						
Kitchens: 1 Fam Rm: N Basement: Finished / W/O 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: Alum Siding / 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: None Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	11.15	x 3.94	Marble Floor	Combined W/Den
2	Living	Main	14.11	x 13.45	Hardwood Floor	Bay Window O/Looks Backyard
3	Den	Main	11.15	x 9.84	Hardwood Floor	Pot Lights B/I Bookcase
4	Prim Bdrm	2nd	13.45	x 11.15	Hardwood Floor	Bay Window Closet
5	2nd Br	2nd	10.83	x 10.5	O/Looks Backyard	Closet
6	Kitchen	Lower	15.75	x 13.45	Marble Floor	W/O To Deck Eat-In Kitchen
7	Laundry	Lower	13.45	x 9.19		
Client Remks: Fall in love with this charming and classic 2-bedroom home, nestled in Riverdale, one of Toronto's most sought-after neighbourhoods. It offers top-rated schools, excellent transit access with both subway and streetcar options, and a 10-minute walk to the vibrant shops and restaurants on the Danforth and Gerard Street. Withrow Park and Riverdale Park are only a stroll away, providing plenty of green space to enjoy. Inside, you'll find a welcoming, bright, airy layout with an open concept and abundant natural light, with a quaint yet highly functional dine-in kitchen that walks out to a sun-filled, south-facing elevated deck ideal for morning coffee and entertaining. Enjoy this tranquil setting, which includes a quiet, tree-lined street and a classic front porch. Thoughtful upgrades include an updated kitchen with stainless steel appliances (2023), renovated bathroom (2021), fresh berber carpet in the second bedroom (2024), and a restored original front door (2021).						
Extras:						
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888						



53 Dearbourne Ave
Toronto Ontario M4K 1M6
 Toronto E01 North Riverdale Toronto
Taxes: \$6,560.56/2025
Sold Date: 06/23/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$1,200,000
List: \$999,000

For: Sale **% Dif:** 120

Semi-Detached **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 2 + 2
 2-Storey 18.42 x 83 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Broadview and Danforth **Directions:** Broadview and Danforth

MLS#: E12225964

PIN#: 210640049

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Fin W/O	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: 100+	Prop Feat:	Retirement:
Year Built: 1912	Fenced Yard, Hospital, Library, Park,	Farm/Agr:
Yr Built Source: MPAC	Public Transit, School	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	Sunroom	Ground	15.58	x 6.43	Slate Flooring
2	Living	Ground	11.52	x 10.76	Hardwood Floor
3	Dining	Ground	15.32	x 11.25	Hardwood Floor
4	Kitchen	Ground	9.68	x 8.76	Hardwood Floor
5	Prim Bdrm	2nd	13.25	x 12.83	Hardwood Floor
6	2nd Br	2nd	9.84	x 9.32	Hardwood Floor
7	Den	2nd	11.52	x 6.66	Closet
8	Rec	Lower	14.4	x 10.99	Slate Flooring
9	Laundry	Lower	9.32	x 6.07	3 Pc Bath
10	Utility	Lower	11.42	x 4.66	W/O To Yard

Client Remks: Dreamy Dearbourne! You'll be delighted by this 2+ 2 bedroom, 2 bath home nestled on a quiet & family friendly street in prime Riverdale- it's the perfect place to embark on your home ownership journey! The thoughtfully enclosed front porch is a game changer - ideal for relaxing on sunny days & it keeps the outdoor gear out of your living space too. Inside you'll find separate living and dining rooms with crown moulding & hardwood floors. The open-concept kitchen features a large farmer's sink, butcher block countertops & stainless steel appliances. Upstairs, the bright & inviting primary bedroom includes custom wall-to-wall closets and built in shelving. The spacious family sized second floor bathroom is a rare and welcome find. The 2nd bedroom is complimented by a tandem room - an ideal set up for a nursery, playroom, or cozy workspace. A flexible space with great storage, the finished basement has a recreation room, separate entrance, laundry area & a 3-pc bath -perfect for guests, in-laws or potential income. It's just a 5-minute walk to Broadview Station and steps from the vibrant Danforth with its cafes, shops, and restaurants. Enjoy access to both Riverdale and Withrow Parks where you can enjoy the Saturday farmer's market, dog parks, playgrounds, swimming, tennis & so much more. All within the coveted Frankland CS school district. Plus, experience the true spirit of Dearbourne Avenue - a tight-knit community known for its annual fall street party, neighbourhood email chain, and friendly local support for referrals, tool lending and more. This one is a true gem!

Extras:

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



404 Jones Ave
Toronto Ontario M4J 3G3
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,878/2024
Sold Date: 05/08/2025
SPIS: N

Sold: \$1,210,000
List: \$1,089,000

For: Sale **% Dif:** 111

Last Status: SLD **DOM:** 7

Semi-Detached

Fronting On: W

Rms: 7 + 1

Link:

Acreage: < .50

Bedrooms: 3 + 1

2-Storey

16.91 x 111.19 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Jones Ave & Danforth Ave **Directions:** Jones Ave & Danforth Ave

MLS#: E12116919

PIN#: 210490407

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

Exterior: Brick
Drive: Available
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Arts Centre, Family Room, Library, Park, Public Transit, 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	Dining	Main	12.07	x 6.89	Hardwood Floor	Window	O/Looks Backyard
2	Living	Main	15.39	x 14.7	Hardwood Floor	Combined W/Kitchen	Above Grade Window
3	Kitchen	Main	21.65	x 14.76	Hardwood Floor	Custom Counter	Backsplash
4	Family	Main	15.39	x 14.7	Hardwood Floor	Window	Combined W/Living
5	Prim Bdrm	2nd	11.68	x 12.7	Hardwood Floor	Window	Closet
6	2nd Br	2nd	11.29	x 9.48	Hardwood Floor	Window	Closet
7	3rd Br	2nd	11.29	x 9.38	Hardwood Floor	Window	Closet
8	Laundry	Bsmt	12.07	x 14.17			
9	Workshop	Bsmt	6.89	x 13.19	Open Concept	Hardwood Floor	
10	Loft	Bsmt	23.29	x 12.8	Combined W/Kitchen		

Client Remks: Welcome to a rare blend of charm, space and smart design in the heart of torontos beloved Blake-Jones community. This thoughtfully renovated 3-bedroom semi detached home features an oversized chefs kitchen, perfect for entertaining, and two private decks that expand your living space outdoors. The fully finished basement suite offers income potential or the perfect setup for guests or a home office. One of the few homes in the area with garage parking, this property delivers true functionality without sacrificing character. Steps to Danforth shops & cafes, top-rated schools, green parks, and transit, 404 Jones Ave puts you in one of the most connected and family-friendly pockets of the east end. Whether youre upsizing, investing, or planting roots, 404 Jones Ave delivers on every front - space, design, location and lifestyle.

Extras:

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



120 Withrow Ave
Toronto Ontario M4K 1C9
Toronto E01 North Riverdale Toronto
Taxes: \$6,379.57/2025 **For:** Sale **% Dif:** 136
Sold Date: 06/11/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Semi-Detached **Fronting On:** N **Rms:** 5
Link: **Acreage:** **Bedrooms:** 2
2-Storey **17.1 x 105 Feet** **Washrooms:** 2
 Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Withrow Ave & Logan Ave
Directions: B/W Broadview & Logan (Prime Stretch), one-way off Logan

MLS#: E12208832 **PIN#:** 210670019

Kitchens: 1 Fam Rm: N Basement: Part Fin / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Shed Survey Year: 1986 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.9	x 6.96	Hardwood Floor	W/O To Yard	W/O To Porch
2	Living	Main	11.35	x 10.93	Hardwood Floor	Window	Separate Rm
3	Dining	Main	11.94	x 14.96	Hardwood Floor	Window	Staircase
4	Kitchen	Main	11.88	x 10.47	Linoleum	Window	Stainless Steel Appl
5	Breakfast	Main	8.37	x 10.04	Linoleum	Combined W/Kitchen	W/O To Yard
6	2nd Br	2nd	11.94	x 9.06	Hardwood Floor	O/Looks Backyard	Closet
7	Prim Bdrm	2nd	11.35	x 14.96	Hardwood Floor	Large Window	Closet
8	Rec	Bsmt	26.84	x 14.93	Broadloom	Double Closet	W/O To Yard
9	Utility	Bsmt	9.45	x 10.47	Broadloom	Concrete Floor	Combined W/Laundry

Client Remks: Two words: WITHROW AVENUE. Two more: RARE OPPORTUNITY. One more: GO! On this quiet, tree-lined one-way Riverdale street, home to one of the TDSB's top-ranked public schools, you'll find a mix of Victorians & Edwardians, neighbourly porches & front yards intertwined with lilac, lavender, and laid-back ease. Kids zip by on scooters, dogs trot happily past, and the 504 & 505 streetcars roll by at the end for an easy commute downtown. Flanked by Rooster Coffee & Riverdale Park East at one end and Riverdale Perk & Withrow Park at the other, it's a daily choose-your-own-adventure in lattes, pastries, and park strolls. On the market for the first time in 33 years, this wide Edwardian semi delivers 2 beds, 2 baths, and rare 2-car parking. A cozy front porch sets the tone, while inside, original turn-of-the-century details like oversized baseboards, vintage door hardware, and hardwood floors nod to the home's early 1900s charm, ready to be cherished, refreshed, or reimaged. You don't need to time the market when you buy on the street everyone else is chasing.

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


32 Howland Rd
Toronto Ontario M4K 2Z6

Toronto E01 North Riverdale Toronto

Taxes: \$7,232/2024**For:** Sale**% Dif:** 137**Sold Date:** 01/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

18.75 x 110.25 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: Broadview & Gerrard**MLS#:** E11916154**PIN#:** 210690381**Assignment:** N**Fractional Ownership:** N

Kitchens: 2
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft:
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

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

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.99	x 9.02	Laminate Picture Window
2	Dining	Ground	11.58	x 11.58	Laminate
3	Kitchen	Ground	14.99	x 11.58	Eat-In Kitchen W/O To Yard
4	Kitchen	2nd	10.99	x 8.56	O/Looks Backyard
5	Prim Bdrm	2nd	11.98	x 9.02	Hardwood Floor
6	Br	2nd	11.15	x 9.02	Parquet Floor
7	Br	3rd	11.15	x 9.84	Parquet Floor W/O To Deck
8	Br	3rd	11.98	x 11.98	Parquet Floor
9	Br	Bsmt	12.99	x 12.99	
10	Rec	Bsmt	13.39	x 10.33	

Client Remks: Welcome to 32 Howland Road - A Rare Opportunity in Prime Riverdale. Unleash your creativity and reimagine this 2.5-storey semi-detached home into the residence of your dreams. With boundless potential, this property invites you to renovate, customize, or expand to suit your unique vision. Set in the highly coveted Withrow School district, this west-facing gem boasts a spacious layout and sits on an 18.75 x 110.25 ft lot, offering endless possibilities, including the potential for a laneway house. Currently duplexed, the lower unit is vacant, providing flexibility for a single-family conversion or income-generating opportunities. With parking for two cars, this home is perfectly positioned in one of Riverdale's most sought-after neighbourhoods. Bring your imagination to life and transform this diamond in the rough into a true masterpiece. Don't miss out - opportunities like this are rare! Property Being Sold In 'As Is' "Where Is" Condition.

Extras: Lower unit vacant. Upper unit tenanted on a month to month basis. SHOWINGS: Main & Basement Vacant. Upper Unit Tenanted: Can Show Between 10 am -7pm.

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



49 Dearbourne Ave
Toronto Ontario M4K 1M6
 Toronto E01 North Riverdale Toronto
Taxes: \$6,223/2024 **For:** Sale **% Dif:** 130
Sold Date: 03/02/2025
SPIS: N **Last Status:** SLD **DOM:** 4
Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey **18.33 x 83 Feet** **Washrooms:** 1
Irreg: **1x4x2nd**
Dir/Cross St: Broadview and Danforth **Directions:** West off of Bowden

MLS#: E11989439

PIN#: 210640047

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive:	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:	Prop Feat:	Retirement:
Year Built: 1913		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft:		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.55	x 10.76	Pot Lights	Large Window	Hardwood Floor
2	Dining	Main	11.55	x 15.16	Window	B/I Shelves	Hardwood Floor
3	Kitchen	Main	9.94	x 8.79	Renovated	Stainless Steel Appl	Granite Counter
4	Sunroom	Main	5.48	x 9.15	Skylight	Breakfast Area	W/O To Yard
5	Prim Bdrm	2nd	11.19	x 15.35	Window	Closet	Hardwood Floor
6	Br	2nd	8.99	x 9.61	Closet	Hardwood Floor	
7	Office	2nd	8.83	x 8.83	Combined W/Br	Window	Hardwood Floor
8	Br	Lower	11.19	x 9.58	Window	Broadloom	
9	Laundry	Lower	7.81	x 14.86			

Client Remks: Welcome to 49 Dearbourne Ave A Pristine Gem in Prime Riverdale! Located within the highly coveted Frankland School District, this south-facing home offers a perfect blend of community charm and urban convenience. Drenched in natural light, this beautifully renovated home features spacious principal rooms, an inviting covered front porch perfect for morning coffees, and a low-maintenance backyard, creating a private urban retreat. The main floor showcases stunning exposed brick, adding warmth and character to the space. The bright eat-in kitchen, complete with skylights, provides a welcoming atmosphere for everyday meals and entertaining. A chefs dream, this kitchen is equipped with stainless steel appliances, custom cabinetry, and granite countertops. With 2+1 bedrooms, including a spacious primary bedroom, this home offers both comfort and versatility. The basement includes a guest bedroom, providing additional living space or a potential home office. Just a 5-minute walk from Broadview Station, this home is steps away from the vibrant shops, restaurants, and cafes of both the Danforth. Outdoor enthusiasts will love being close to Riverdale Park and Withrow Park for leisurely strolls and recreation. With a 96 Walk Score, everything you need is within walking distance, and easy access to the Don Valley Parkway makes commuting effortless. Experience the best of city living at 49 Dearbourne Ave a home where thoughtful design meets modern comfort in a vibrant community. Dont miss this opportunity!

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



292 Bain Ave
Toronto Ontario M4J 1B8
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,978.41/2024
Sold Date: 03/08/2025
SPIS: N **Last Status:** SLD **DOM:** 5

Sold: \$1,325,000
List: \$999,000

For: Sale **% Dif:** 133

Att/Row/Twnhouse **Fronting On:** N **Rms:** 5 + 2
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 16.08 x 102 Feet **Washrooms:** 2
 Irreg: 2x4
Dir/Cross St: Pape/Danforth **Directions:** E. Of Pape

MLS#: E11997805

PIN#: 210490641

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	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:		Prop Feat:		Retirement:	
Apx Sqft:		Cul De Sac, Fenced Yard, Park		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	Foyer	Main	4.92	x 4	Pot Lights	Closet	Hardwood Floor
2	Living	Main	11.42	x 10.17	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	13.32	x 10.99	B/I Bar	W/O To Deck	Stainless Steel Appl
4	Dining	Main	15.58	x 10.99	Hardwood Floor	Window	Open Concept
5	Prim Bdrm	2nd	13.16	x 11.42	Closet	O/Looks Frontyard	Hardwood Floor
6	2nd Br	2nd	10.99	x 9.74	Window	Closet	Hardwood Floor
7	Rec	Lower	14.57	x 10.83	Pot Lights	Broadloom	Window
8	3rd Br	Lower	10.76	x 9.91	Window	Broadloom	

Client Remks: Absolutely Perfect Riverdale Stunner! Ideal Urban Oasis Nestled On Desirable And Quiet Cul-de-Sac. Rare Expansive Main Floor With Large Addition! Timeless Finishes With Modern Flair. Chef Insp Updated Kit W/ Breakfast Br., Storage Galore And Sliding Glass Doors Opening Onto Picturesque Gardens. Gleaming Hw T/O. Large Front Hall Closet. Primary Bedroom Retreat With Built-In Closets And Sun Filled South Facing Window. Sprawling High Ceiling Lower Level With Bedroom, Rec Room, Ample Storage And Spa-Like Ensuite W/ Steam Room. Your Own Retreat In The City With A Professionally Landscaped Lush Backyard, Deck, Pergola, Built-in Benches and Low Maintenance Turf. One Of A Kind Finished Shed Perfect For Gym Or Work From Home Office. Steps To Withrow Park, Pape Station And Shops And Eateries Along Danforth And Gerrard. An Incredible Location And Residence That Cannot Be Missed.

Extras:

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818



29 Dearbourne Ave
Toronto Ontario M4K 1M6
Sold: \$1,331,000
List: \$999,000

Toronto E01 North Riverdale Toronto

Taxes: \$7,186.45/2025

For: Sale

% Dif: 133

Sold Date: 06/11/2025

SPIS: N

Last Status: SLD

DOM: 7

Semi-Detached

Fronting On: S

Rms: 5 + 3

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

18.33 x 83 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Broadview and Danforth **Directions:** West off of Bowden

MLS#: E12196996

PIN#: 210640037

Kitchens: 1 + 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: 1910
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / 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: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.1	x 8.46	Fireplace	B/I Shelves	Hardwood Floor
2	Dining	Main	14.96	x 11.12	Combined W/Kitchen	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	9.02	x 16.73	Renovated	Breakfast Bar	Hardwood Floor
4	Prim Bdrm	2nd	15.06	x 11.09	Window	Double Closet	Hardwood Floor
5	Br	2nd	11.81	x 11.81	Window	Double Closet	Hardwood Floor
6	Living	Lower	8.1	x 8.46	Window	Broadloom	
7	Dining	Lower	10.89	x 6.43	Pot Lights	Combined W/Kitchen	Laminate
8	Kitchen	Lower	13.91	x 9.09	Renovated	3 Pc Bath	Laminate

Client Remks: Welcome to 29 Dearbourne Avenue A Beautifully Renovated Home with Income Potential in Prime Riverdale! Perfectly located within the coveted Frankland School District, this beautifully renovated south-facing home is drenched in natural light and offers a rare blend of character, comfort, and functionality. Step up to the charming covered front porch and into spacious principal rooms featuring a fireplace, custom-built-ins and hardwood floors. The bright, open-concept kitchen is a chefs delight with stainless steel appliances, granite countertops, custom cabinetry, and generous prep space perfect for everyday living and entertaining. A convenient main floor powder room adds ease for guests and family alike. Upstairs, you will find two well-proportioned bedrooms and a sleek, modern bathroom, including a bright and serene primary bedroom. The fully finished lower level boasts a self-contained suite with a separate entrance, full kitchen, 3-piece bath, and flexible living space ideal for in-laws, guests, or income. Enjoy the low-maintenance backyard an urban oasis perfect for al fresco dining or morning coffee. With a 96 Walk Score, this home is just a short stroll to the Danforth's vibrant shops, restaurants, and cafes, as well as Broadview Station, Withrow Park, and Riverdale Park. Quick access to the DVP makes commuting easy. Move-in ready and brimming with charm and versatility, 29 Dearbourne Avenue is an exceptional opportunity in one of Toronto's most loved neighbourhoods.

Extras:

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



623 Pape Ave		Sold: \$1,350,000	
Toronto Ontario M4K 3R9		List: \$999,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$5,958.36/2024		For: Sale	% Dif: 135
Sold Date: 03/16/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: E	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	16.33 x 94 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x5x2nd, 1x3xLower	
Dir/Cross St: Pape and Danforth Directions: South of Danforth			

MLS#: E12017983	PIN#: 210480345
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Kitchens: 1 + 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive:		Cable TV:	
Basement: Fin W/O		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:	
Apx Age:		Prop Feat:		Retirement:	
Year Built: 1912		Fireplace/Stove, Park, Public Transit,		Farm/Agr:	
Yr Built Source: MPAC		School		Oth Struct:	
Apx Sqft:				Survey Type: None	
Assessment: 2024 POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.65	x 9.45	Fireplace	Pot Lights	Hardwood Floor
2	Dining	Main	11.65	x 9.45	Combined W/Living	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	12.14	x 11.02	Renovated	Breakfast Bar	Hardwood Floor
4	Office	Main	5.71	x 6.79	Combined W/Kitchen	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	15.03	x 12.47	Double Closet	Bay Window	Hardwood Floor
6	Br	2nd	10.2	x 11.52	Closet	W/O To Balcony	Hardwood Floor
7	Br	3rd	17.06	x 14.63	Pot Lights	Skylight	Hardwood Floor
8	Living	Lower	19.26	x 13.65	Pot Lights	3 Pc Bath	Broadloom
9	Br	Lower	19.26	x 13.65	Combined W/Living	Window	Broadloom
10	Kitchen	Lower	12.27	x 10.37	Updated	Broadloom	W/O To Yard

Client Remks: A beautifully renovated 2.5-storey home located in the heart of Prime Riverdale. This home blends timeless character with modern upgrades, offering an incredible opportunity for families & professionals alike. A covered front porch welcomes you with classic curb appeal, perfect for enjoying your morning coffee or unwinding in the evening. The private backyard provides additional outdoor space to relax, entertain, or create your own urban oasis. This east-facing home is drenched in natural light, enhancing its warm and inviting atmosphere. The spacious principal rooms offer a versatile layout, ideal for hosting gatherings, relaxing with family, or working from home. The large family-size eat-in kitchen is a true highlight, providing ample space for cooking, dining, and making memories. The convenience of a main floor powder room adds an extra touch of functionality. Upstairs, the spacious primary bedroom serves as a tranquil retreat, complemented by two additional well-sized bedrooms. Whether for a growing family or guests, this home provides the space and comfort needed for years to come. The fully finished basement with a separate entrance offers incredible rental potential, making it an excellent income-generating space or a private suite for extended family. Situated within the highly coveted Frankland School District, this home offers the ultimate convenience with a 98 Walk Score. Enjoy the best of city living with Withrow Park at your doorstep, perfect for morning jogs, weekend picnics, or simply enjoying the green space. Just steps to the Danforth you're surrounded by some of Toronto's best restaurants, cafes, and shops. Commuting is effortless with Pape Station just a 5-minute walk away, offering quick access to downtown and beyond. Riverdale is known for its strong sense of community, top-rated schools, stunning parks, and vibrant local culture. Homes in this area are highly sought-after, and 623 Pape Avenue is no exception.

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



7 Riverdale Ave
Toronto Ontario M4K 1C2
Toronto E01 North Riverdale Toronto
Taxes: \$5,679/2024
Sold Date: 05/27/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,395,000
List: \$999,999
For: Sale
% Dif: 140

Semi-Detached
Link:
2-Storey

Fronting On: S
Acreage:
17.92 x 149 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3

Dir/Cross St: Broadview and Gerrard **Directions:** East off Broadview

MLS#: E12159692

PIN#: 210670368

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1900
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
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	14.22	x 10.66	Window	Fireplace	Hardwood Floor
2	Dining	Main	13.12	x 11.84	Window	Hardwood Floor	
3	Kitchen	Main	14.27	x 11.78	Window	Eat-In Kitchen	Ceramic Floor
4	Sunroom	Main	7.41	x 11.15	Window	W/O To Yard	
5	Prim Bdrm	2nd	12.2	x 14.8	Closet	Window	Hardwood Floor
6	Br	2nd	13.62	x 9.38	Window	Double Closet	Hardwood Floor
7	Br	2nd	8.04	x 11.58	Window	Hardwood Floor	
8	Other	Lower	42.06	x 14.99	Window	3 Pc Bath	W/O To Yard

Client Remks: Welcome to 7 Riverdale Avenue an exceptional opportunity to own a beloved family home in the heart of prime Riverdale. Built circa 1900 and proudly owned by the same family for 48 years, this timeless residence offers the perfect blend of character, comfort, and potential. Set on an extraordinary south-facing lot approximately 150 feet deep, the home is drenched in natural light and rich in original charm. Period details include high baseboards, elegant trim, hardwood floors, and generous principal rooms anchored by a classic wood-burning fireplace ideal for family gatherings and quiet evenings a like. The spacious eat-in kitchen offers plenty of room for family meals and entertaining, while the upper level features three well-proportioned bedrooms. A deep, sun-filled backyard provides ample space for outdoor enjoyment and future expansion including the opportunity to build a substantial garden suite (garden suite report available). Rear laneway access also offers convenient parking. Located within the highly sought-after Withrow School District and just steps to Riverdale Park and the streetcar, this location is unmatched for families. With an 88 Walk Score, you're also within walking distance to the vibrant shops, cafes, and restaurants of both the Danforth and Gerrard Street East. Tucked away on the highly coveted first block of Riverdale Avenue, this is a rare chance to create your dream home in one of the city's most cherished neighbourhoods. After nearly five decades, its time to pass this special home on to a new family to write its next chapter.

Extras:

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



293 Withrow Ave
Toronto Ontario M4J 1B6
 Toronto E01 Blake-Jones Toronto
Taxes: \$6,680.80/2024 **For:** Sale **% Dif:** 98
Sold Date: 06/05/2025
SPIS: N **Last Status:** SLD **DOM:** 20

Semi-Detached **Fronting On:** S **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
 2 1/2 Storey 18.58 x 99.33 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x5x2nd, 1x2x3rd
Dir/Cross St: Pape & Gerrard **Directions:** East of Pape in Riverdale

MLS#: E12154311**PIN#:** 210490772

Kitchens: 1	Exterior: Brick / Metal/Side	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Fin W/O	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: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1912	Central Vacuum, Family Room,	Farm/Agr:
Apx Sqft: 1500-2000	Fireplace/Stove, Park, Place Of Worship,	Oth Struct: Garden Shed
Assessment: POTL:	Public Transit, Rec Centre, School	Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 14.11	Fireplace	Skylight	Combined W/Dining
2	Dining	Main	12.14	x 8.86	Open Concept	Combined W/Living	
3	Kitchen	Main	10.5	x 11.15	Breakfast Bar	Stainless Steel Appl	
4	2nd Br	2nd	13.45	x 12.8	Double Closet	Bay Window	
5	3rd Br	2nd	13.12	x 8.2	Juliette Balcony	Double Closet	
6	Prim Bdrm	3rd	15.09	x 12.47	2 Pc Ensuite	W/O To Deck	B/I Closet
7	Rec	Lower	11.48	x 24.61	W/O To Deck	B/I Desk	B/I Closet
8	Laundry	Lower	13.78	x 8.86			

Client Remks: Tucked into one of Riverdale's most connected and community-minded pockets, 293 Withrow Ave is the kind of home that quietly delivers on what matters most: thoughtful design, natural light, and a real sense of belonging. Set on a peaceful, dead-end street lined with leafy trees and friendly neighbours, this 3-bedroom, 3-bathroom semi combines smart functionality with the kind of warmth that's hard to find. The main floor--open to a second-floor skylight and warmed by a wood-burning fireplace--features a bright, well-laid-out kitchen with a peninsula for prep and conversation; a powder room adds everyday convenience. The second level features two bedrooms and a family bathroom with real storage and flexibility. The top-floor primary suite is a calm, light-filled space with an ensuite and south-facing balcony for coffee, quiet, or both. Downstairs, the finished basement doesn't feel like a basement--it's bright, spacious, and opens directly to a tiered backyard deck with a built-in pergola and green space below. Withrow Park, transit, Danforth, Gerrard, the Pocket, and Blake PS are all within walking distance, and this location makes daily life easy. This is more than just a house; it's the life it makes possible.

Extras:**Listing Contracted With:** BSPOKE REALTY INC.416-274-2068



4 Strathcona Ave			Sold: \$1,400,705		
Toronto Ontario M4K 1K7			List: \$1,199,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$6,616/2024		For: Sale		% Dif: 117	
Sold Date: 06/18/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		18.5 x 93.75 Feet		Washrooms: 2	
		Irreg:		1x3x2nd, 1x3xBsmt	
Dir/Cross St: Carlaw and Danforth					
Directions: One way south on Carlaw, east onto Strathcona					

MLS#: E12212718	PIN#: 210620164
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Kitchens: 1 + 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV: Y	
Basement: Part Fin / Sep Entrance		Gar/Gar Spcs: Carport / 1		Hydro: Y	
Fireplace/Stv: N		Drive Park Spcs: 0		Gas: Y	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Phone: Y	
A/C: Central Air		UFFI:		Water: Municipal	
Central Vac: N		Pool: None		Water Supply:	
Apx Age:		Prop Feat:		Sewer: Sewers	
Year Built: 1911				Waterfront:	
Yr Built Source: MPAC				Retirement:	
Apx Sqft: 1100-1500				Farm/Agr:	
Assessment: 2024				Oth Struct:	
POTL Mo Fee:				Survey Type: Available	
POTL:				Spec Desig: Unknown	
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 10.33	Hardwood Floor	California Shutters	Large Window
2	Dining	Main	9.58	x 11.32	Hardwood Floor	Bay Window	California Shutters
3	Kitchen	Main	9.68	x 13.88	Tile Floor	W/O To Deck	Family Size Kitchen
4	Prim Bdrm	2nd	12.99	x 12.07	Broadloom	South View	W/W Closet
5	2nd Br	2nd	7.61	x 9.25	Broadloom	Closet	Window
6	3rd Br	2nd	8.4	x 14.53	Broadloom	B/I Closet	O/Looks Backyard
7	Office	Bsmt	11.61	x 14.21	Window		
8	Rec	Bsmt	19.49	x 13.75	3 Pc Bath		

Client Remks: Rare opportunity beside beloved Withrow Park in beautiful Riverdale. This semi-detached home is your chance to settle into one of the best pockets in the city and make it your own for years to come. Welcoming you in from the quintessential sunny front porch, you're greeted by warm exposed brick and hardwood floors. The living room and dining room are defined spaces where past renovations have thoughtfully opened them up, but not too much, while retaining the original charm of this century home. The family-sized kitchen leads to a spacious back deck and private backyard complete with secured, covered parking. Upstairs you'll find three bedrooms, an updated bathroom and plenty of closet space. The basement, with a separate entrance, is the perfect chance to add value and currently offers flexible space with a second full bathroom. There is magic in this location. A true gem year round, Withrow Park is replete with tennis and basketball courts, wading pool and playgrounds, a skating rink and soccer pitch, dog park and lots of open spaces. Being this close means you can walk over to cross-country ski after a fresh snowfall or pop out to the farmers market for dinner inspiration. Perfectly situated in a desirable catchment area of highly rated schools and just three short blocks to the vibrant Danforth this home is an oasis in the city. Two subway stations and a future third with the Ontario Lines Pape station adds to the outstanding convenience.

Extras:

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


263 Withrow Ave
Toronto Ontario M4K 1E3

Toronto E01 North Riverdale Toronto

Taxes: \$6,187/2025**For:** Sale**Sold:** \$1,405,000**List:** \$1,459,000**Sold Date:** 06/02/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 12**Att/Row/Twnhouse****Fronting On:** S**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

15.5 x 126 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xGround, 1x3xBsmt

Dir/Cross St: Withrow and Carlaw **Directions:** On Withrow just East of Pape Ave**MLS#:** E12162877**PIN#:** 210610337

Kitchens:	1 + 1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Apartment / Fin W/O	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:		Prop Feat:		Retirement:	
Year Built:	1910			Farm/Agr:	
Apx Sqft:	1100-1500			Oth Struct:	
Assessment:	POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	51.12	x 48.65	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	38.55	x 35.86	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Main	47.57	x 33.37	Renovated	W/O To Deck	Open Concept
4	Prim Bdrm	2nd	43.7	x 48.65	Hardwood Floor	Large Closet	Large Window
5	2nd Br	2nd	37.14	x 30.91	Hardwood Floor	Closet	Window
6	3rd Br	2nd	34.78	x 26.28	South View	Hardwood Floor	Pot Lights
7	Great Rm	Bsmt	81.69	x 45.96	Open Concept	W/O To Deck	Murphy Bed
8	Kitchen	Bsmt	35.86	x 18.64	Open Concept	Tile Floor	

Client Remks: Gorgeous, sunfilled and stunning!!! Renovated with elegance, refinement and sophistication. Come experience this move-in-ready, open-concept, alluring home nestled in Toronto's best east end neighbourhood, Riverdale. If you're looking for that rare combination of charming, inviting, and affordability, look no further. This house has a basement apartment that once paid \$1,800 per month (vacant now), which could cover \$320,000 in mortgage! The Seller is open to putting the staircase back that once connected the main floor to the basement. For those who love to host memorable gatherings, friends and family can congregate in the expansive dining room, chat in the designer kitchen, or head out to the massive south-facing decks in your backyard oasis. This amazing residence possesses a perfect layout, large principal rooms, and that special feeling of home that comes with a house that's flooded with light. Boosting a classic Riverdale design, 3 bedrooms, 3 bathrooms, a deep lot, parking, proximity to the new "Ontario Relief Line" subway, and rental income potential, it's a fantastic opportunity worthy of your visit.

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


10 Wolfrey Ave
Toronto Ontario M4K 1K8

Toronto E01 North Riverdale Toronto

Taxes: \$6,666.49/2024**For:** Sale**Sold:** \$1,418,000**List:** \$1,488,888**Sold Date:** 05/06/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 24

Semi-Detached

Fronting On: N**Rms:** 7**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

19.42 x 83 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3xBsmt, 1x3x2nd

Dir/Cross St: Danforth Ave / Broadview Ave **Directions:** NVA**MLS#:** E12079509**PIN#:** 210640150

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
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:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Ground	25.62	x 10.83	Combined W/Dining	Laminate	Gas Fireplace
2	Dining	Ground	25.62	x 12.47	Combined W/Family	Laminate	Large Window
3	Kitchen	Ground	13.35	x 10.63	Eat-In Kitchen	Laminate	W/O To Deck
4	Prim Bdrm	2nd	13.22	x 12.5	Bay Window	Laminate	W/W Closet
5	2nd Br	2nd	10.2	x 10.89	Large Window	Laminate	Large Closet
6	3rd Br	2nd	11.78	x 7.19	Large Window	Laminate	
7	4th Br	3rd	17.75	x 15.09	Laminate	B/I Shelves	Large Window
8	Rec	Bsmt	0	0	Hardwood Floor	3 Pc Bath	Open Concept

Client Remks: Located In The Highly Sought-After Neighbourhood Of North Riverdale. Prime Location With Close Proximity To Broadview Station, School, TTC, DVP, Withrow Park, And The Danforths Shops And Restaurants. This Spacious, Renovated Home Features Updated Flooring, Lighting, Paint, Kitchen, Washrooms, And A Beautiful Deck. Offering 4 Bedrooms, 3 Washrooms, A Finished Basement, And A Generous Backyard Perfect For Entertaining And Family Gatherings.

Extras:**Listing Contracted With:** CENTURY 21 ATRIA REALTY INC.905-883-1988


176 Langley Ave
Toronto Ontario M4K 1B7

Toronto E01 North Riverdale Toronto

Taxes: \$7,167.19/2024**For:** Sale**Sold:** \$1,430,000**List:** \$1,288,000**Sold Date:** 02/26/2025**% Dif:** 111**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: N**Rms:** 8 + 1**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

16.42 x 116.6 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Carlaw Ave / Gerrard St E**MLS#:** E11978393**PIN#:** 210610245

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Full	Gar/Gar Spcs:	None / 0	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:	Fireplace/Stove	Retirement:	
Year Built:	1913			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Spec Desig:	Unknown
Assessment:	POTL:				
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.11	x 4.3			
2	Dining	Main	10.4	x 11.55	Hardwood Floor	Fireplace	O/Looks Frontyard
3	Living	Main	9.45	x 14.76	Hardwood Floor	Open Concept	O/Looks Dining
4	Kitchen	Main	15.06	x 12.93	Eat-In Kitchen	Pantry	O/Looks Backyard
5	Prim Bdrm	2nd	13.12	x 15.09	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	12.8	x 9.45	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.22	x 9.74	W/W Closet	Large Window	Closet
8	4th Br	3rd	11.81	x 12.6	Window	Closet	
9	5th Br	3rd	13.55	x 7.35	Hardwood Floor	Window	
10	Rec	Bsmt	41.99	x 14.27	3 Pc Bath	Open Concept	Window

Client Remks: Welcome to 176 Langley Avenue in sought after Riverdale neighbourhood. This 5 bedroom home has been cared for by the same owners for more than 50 years! Enjoy morning coffee from your covered front porch onlooking mature, tree lined street. Enter into your new home through the traditional foyer and enjoy all the character and charm of this fabulous semi- detached home! 9ft ceilings, hardwood floors, oversized trim & baseboards, and masterful plaster ceilings. The living room offers a fireplace and bay window, the oversized dining room is perfect to entertain and hosting large family gatherings. The bright eat-in kitchen offers a walkout to mud room and oversized yard where you'll find your private double parking spot (currently single parking spot plus vegetable garden beds). On the second floor enjoy tall ceilings and 3 spacious bedrooms; primary bedroom with hardwood floors, fireplace and bay window, back bedroom overlooking the yard was previously a 2nd floor kitchen! On the 3rd floor you'll find an additional 2 bedrooms full of character with vaulted ceilings! Unfinished basement with laundry room and additional 3 piece bathroom can be finished off or left for plenty of storage. Steps to highly rated schools and sought after Pape Avenue Jr P.S. Steps to parks, shopping and restaurants; enjoy the convenience of living in vibrant Riverdale! ***Walk score 95 'walkers paradise' / Transit Score 95 'Rider's Paradise' / Bike Score 87 'Very Bikable'***

Extras:**Listing Contracted With:** RE/MAX HALLMARK FIRST GROUP REALTY LTD.905-831-3300



10 Ingham Ave		Sold: \$1,450,000	
Toronto Ontario M4K 2W5		List: \$1,199,000	
Toronto E01 North Riverdale Toronto			
Taxes: \$6,194.40/2024		For: Sale	% Dif: 121
Sold Date: 04/08/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Semi-Detached	Fronting On: W	Rms: 5 + 2	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	18.25 x 93.25 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: Broadview and Danforth		Directions: Off Bain	

MLS#: E12059637	PIN#: 210650184
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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: 1922 Yr Built Source: MPAC Apx Sqft: 700-1100 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Wood Drive: 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: 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	Living	Main	18.01	x 12.99	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	18.01	x 12.99	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	14.01	x 10.33	Hardwood Floor	Centre Island	Custom Backsplash
4	Prim Bdrm	2nd	16.4	x 12.01	Hardwood Floor	Large Window	
5	2nd Br	2nd	13.85	x 10.99	Hardwood Floor	Large Window	Vaulted Ceiling
6	Rec	Lower	12.5	x 10.43	Pot Lights	Window	
7	Br	Lower	15.68	x 12.66	Pot Lights	Window	

Client Remks: Inviting on Ingham! This beautifully renovated 2+1 bedroom family home blends modern style with warmth and functionality in the heart of North Riverdale one of Torontos most coveted neighbourhoods. EXTREMELY Bright, spacious, and thoughtfully updated from top to bottom, it features a stylish kitchen with quality finishes, freshly painted interiors, and updated flooring throughout. Both bathrooms have been fully gutted and reimagined with contemporary design in mind. The lower level is a standout, offering a fully finished basement with a separate entrance, rough-in for a second kitchen, and flexible space perfect for guests, income potential, or a home office. Located on a charming, tree-lined street just steps from top-rated schools, trendy shops, local restaurants, and picturesque parks, this move-in-ready gem delivers on both location and lifestyle. One of the cutest, most well appointed houses in TO!							
Extras:							
Listing Contracted With: REAL BROKER ONTARIO LTD.888-311-1172							



18 Grandview Ave			Sold: \$1,452,000		
Toronto Ontario M4K 1J2			List: \$1,199,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$6,845.32/2024		For: Sale		% Dif: 121	
Sold Date: 05/05/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Semi-Detached		Fronting On: N		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		14.67 x 120 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x2xBsmt	
Dir/Cross St: Broadview and Danforth			Directions: Danforth and Broadview		

MLS#: E12109943	PIN#: 210660201
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Finished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: Y		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:		Retirement:	
Year Built: 1908		Fireplace/Stove, Library, Park, Public		Farm/Agr:	
Yr Built Source: MPAC		Transit, School		Oth Struct: Garden Shed	
Apx Sqft: 1100-1500				Survey Type: Available	
Assessment: POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.82	x 3.84	Tile Floor		
2	Living	Main	14.93	x 10.17	Gas Fireplace	Large Window	Open Concept
3	Dining	Main	12.99	x 10.66	O/Looks Living	Hardwood Floor	Window
4	Kitchen	Main	18.34	x 11.58	Tile Floor	Breakfast Bar	W/O To Deck
5	Prim Bdrm	2nd	13.58	x 12.4	Bay Window	Closet	O/Looks Frontyard
6	2nd Br	2nd	11.32	x 9.84	Large Window	O/Looks Backyard	
7	3rd Br	2nd	12.66	x 7.84	Closet	Window	Hardwood Floor
8	Rec	Bsmt	21.42	x 10.76	Open Concept	Vinyl Floor	
9	Laundry	Bsmt	12.93	x 7.68	Laundry Sink	B/I Shelves	

Client Remks: Tucked away on one of Riverdale's most sought-after streets, this beautifully updated 3-bedroom, 2-bathroom semi offers incredible lifestyle and convenience. Bright and welcoming, the living room features a large window and gas fireplace, flowing seamlessly into the dining area. The spacious, eat-in kitchen walks out to a large deck ideal for summer al fresco dining. Upstairs, you'll find three bedrooms and a 4-piece family bath. The fully finished lower level includes a 2-piece bath, laundry area, and excellent ceiling height. Two-car parking via the laneway. Unbeatable location close to Withrow Park, Danforth shops, restaurants, cafes, top-rated schools, and transit. A true gem in a vibrant community!							
Extras:							
Listing Contracted With: <u>KELLER WILLIAMS CO-ELEVATION REALTY</u> 416-236-1392							



275 Withrow Ave		Sold: \$1,490,000	
Toronto Ontario M4J 1B6		List: \$1,099,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$6,651.05/2025		For: Sale	% Dif: 136
Sold Date: 06/18/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.4 x 137.36 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x4xLower	
Dir/Cross St: Pape and Danforth Directions: East of Pape			

MLS#: E12216060	PIN#: 210490763
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Fin W/O	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:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1913		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 1100-1500		Survey Type: Available
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 12.99	Large Window	B/I Bookcase	Hardwood Floor
2	Dining	Main	12.66	x 12.17	Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	10.07	x 14.57	Renovated	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	13.16	x 11.42	W/W Closet	Window	Hardwood Floor
5	Br	2nd	10.01	x 11.32	Closet	Window	Hardwood Floor
6	Br	2nd	10.76	x 8.76	Window	Hardwood Floor	
7	Rec	Lower	10.17	x 12.07	Window	4 Pc Bath	W/O To Yard
8	Br	Lower	10.07	x 14.67	Walk-Out	Closet	Broadloom

Client Remks: Tucked away on a peaceful, tree-lined dead-end street, this fully renovated 3-bedroom, 2-bathroom home sits on a desirable south-facing lot and is bathed in natural light, offering the perfect blend of privacy, charm, and urban convenience. Thoughtful design fills every corner, where friendly neighbours and a mature canopy create an instant sense of community. Step inside to find spacious principal rooms with custom built-ins and a gorgeous, renovated kitchen featuring bespoke cabinetry, quartz countertops, and stainless-steel appliances. A large south-facing window and glass door flood the space with sunlight and lead out to a raised deck that feels perched above the city, offering panoramic treetop views and creating a tranquil vantage point over your private garden oasis. Upstairs, the spacious primary bedroom features double closets, peaceful views, and warm natural light throughout the day. Two additional bedrooms offer flexible space for a growing family, guests, or a home office. The beautifully finished lower level is a standout feature offering amazing natural light and a direct walkout to the garden. With a guest bedroom, renovated bathroom, and a cozy family room, its perfect for multi-generational living, a nanny suite, or a work-from-home setup. From the charming front porch to the tiered backyard retreat, every detail of this home has been thoughtfully considered. There's also potential to build a laneway house, with a feasibility report available for review. Located just a short stroll to Withrow Park, top-rated schools, and the vibrant shops and restaurants of the Danforth, this home boasts a 92 Walk Score and is only a 10-minute walk to Pape Station. This is more than just a house it's a lifestyle opportunity in one of Toronto's most beloved neighbourhoods.

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


123 Withrow Ave
Toronto Ontario M4K 1C8

Toronto E01 North Riverdale Toronto

Taxes: \$7,417.55/2025**For:** Sale**Sold:** \$1,499,000**List:** \$1,089,000**Sold Date:** 05/06/2025**% Dif:** 138**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

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

2-Storey

18.42 x 137.08 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Logan & Gerrard St E **Directions:** W from Logan Ave**MLS#:** E12115799**PIN#:** 210670058

Kitchens:	1 + 1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Apartment / Fin W/O	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:		Retirement:	
Apx Sqft:	1100-1500	Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Library, Park, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 10.93	Fireplace	Open Concept	Hardwood Floor
2	Dining	Main	14.27	x 8.37	Large Window	Open Concept	Hardwood Floor
3	Kitchen	Main	11.98	x 10.66	Breakfast Bar	Bay Window	O/Looks Frontyard
4	Family	Main	11.29	x 10.99	W/O To Garden	Skylight	Window Flr to Ceil
5	Prim Bdrm	2nd	10.66	x 15.45	Bay Window	Closet	O/Looks Frontyard
6	2nd Br	2nd	12.83	x 10.99	Double Closet	W/O To Balcony	Broadloom
7	Rec	Bsmt	16.01	x 14.63	Above Grade Window	Pot Lights	Tile Floor
8	Kitchen	Bsmt	11.29	x 6.23	Pot Lights	Tile Floor	Open Concept
9	Br	Bsmt	9.19	x 10.07	3 Pc Bath	Above Grade Window	Tile Floor

Client Remks: Nestled on Withrow, this charming and spacious semi is a true gem with a 137 foot, south-facing lot! ! The main floor features an ideal layout with a unique sunken entryway, keeping the outside elements exactly where they belong. The inviting eat-in kitchen boasts ample counter and cabinet space, along with a bright, expansive bay window that floods the space with natural light. Perfect for hosting, the large dining room creates an comfortable backdrop for gatherings with loved ones. The cozy living room, complete with a fireplace, is complemented by a surprise family room addition. This stunning space showcases marble floors, floor-to-ceiling windows, and two skylights, beautifully blending indoor comforts with garden views. Upstairs, you'll find two generously sized bedrooms with closets, convenient second-floor laundry, and a massive bathroom equipped with an integrated linen closet. The finished basement is a versatile space featuring a bedroom, kitchen, and 3-piece bath, ideal for an in-law suite or an Airbnb opportunity. The stairs connecting the main floor to the basement are still in place, so easy to return this home back to a single family home! This home has everything you need and more-ready to welcome you!

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



40 Strathcona Ave
Toronto Ontario M4K 1K7
 Toronto E01 North Riverdale Toronto
Taxes: \$6,938.30/2024 **For:** Sale **% Dif:** 120
Sold Date: 05/03/2025
SPIS: N **Last Status:** SLD **DOM:** 4

Duplex **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 17.5 x 97 Feet **Washrooms:** 3
Irreg: 2x4x2nd, 1x3xBsmt
Dir/Cross St: Danforth/Pape **Directions:** East

MLS#: E12109606**PIN#:** 210620182

Kitchens: 1
Fam Rm: N
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

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

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	26.84	x 14.6	Hardwood Floor	Gas Fireplace	Combined W/Dining
2	Dining	Main	26.84	x 14.6	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	16.21	x 11.55	Tile Floor	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	14.73	x 13.16	4 Pc Ensuite	W/I Closet	W/O To Deck
5	Bathroom	2nd	9.48	x 9.32	4 Pc Ensuite	Separate Shower	
6	Br	2nd	9.88	x 11.52	Window		
7	Bathroom	2nd	8.07	x 5.35	4 Pc Bath	Tile Floor	
8	Br	3rd	13.88	x 15.29	Hardwood Floor	Large Window	W/O To Deck
9	Br	3rd	12.99	x 9.65	Hardwood Floor	Window	W/O To Deck
10	Rec	Lower	21.39	x 14.4	Laminate	W/O To Deck	
11	Br	Lower	12.07	x 14.4	Laminate	Window	
12	Bathroom	Lower	6.92	x 6.5	3 Pc Bath		

Client Remks: Don't miss out on this beauty in prime North Riverdale! 2 1/2 storey, 4 + 1 Bed rm, 3 bath legal duplex (currently single family) brick home with wired garage (Auto Door Opener) minutes to Withrow Park and all that the Danforth offers! AAA schools including Holy Name Catholic School & Frankland Community School! Property has been updated- freshly painted throughout. Lovely main floor open concept- with tons of height and light! Gas fireplace, exposed brick element, Walkout to back deck & garage direct from kitchen, Great Primary bedrm layout with walkout to private deck- combined walk-through closet to large 4 piece ensuite. Enjoy the professionally finished lower level with separate entrance (Bed Rm, Living Rm and 3 piece Bath) as extra space or perhaps an inlaw suite! How about morning coffee on the covered front porch, or in your "city garden" directly off the kitchen or from one of the 2 upper decks! This home combines modern amenities with classic charm- live as is or create your own dream!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-245-9933



879 Logan Ave		Sold: \$1,501,000
Toronto Ontario M4K 3E2		List: \$1,499,000
Toronto E01 North Riverdale Toronto		
Taxes: \$5,643.63/2024	For: Sale	% Dif: 100
Sold Date: 02/25/2025		
SPIS: N	Last Status: SLD	DOM: 13
Semi-Detached	Fronting On: E	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	15.33 x 95 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x3xBsmt, 1x4x2nd
Dir/Cross St: Logan/South Of Danforth		

MLS#: E11968828	PIN#: 210620274
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Kitchens: 1 + 0		Exterior: Brick Front	Zoning:
Fam Rm: N		Drive: None	Cable TV:
Basement: Finished / Full		Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N		Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas		Tot Prk Spcs: 0	Water:
A/C: Central Air		UFFI:	Water Supply:
Central Vac: N		Pool: None	Sewer: Sewers
Apx Age:		Prop Feat:	Waterfront:
Year Built: 1917			Retirement:
Yr Built Source: MPAC			Farm/Agr:
Apx Sqft:			Oth Struct:
Assessment: POTL:			Spec Desig: Unknown
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	11.48	x 6.2	O/Looks Frontyard
2	Living	Main	15.88	x 12.7	Tile Floor
3	Dining	Main	14.01	x 9.71	Hardwood Floor
4	Kitchen	Main	13.22	x 12.66	Stained Glass
5	Prim Bdrm	2nd	14.17	x 12.57	Pass Through
6	2nd Br	2nd	12.14	x 7.22	O/Looks Garden
7	3rd Br	2nd	13.32	x 7.22	Bay Window
8	Rec	Bsmt	22.67	x 11.19	Closet
9	Laundry	Bsmt	13.48	x 5.02	Hardwood Floor
					Window
					Hardwood Floor
					Window
					Window
					Heated Floor
					Heated Floor

Client Remks: Welcome to 879 Logan Ave, a stunning family home in the heart of the highly desirable Riverdale neighborhood. Directly across the street from the sought-after Frankland Community School, which offers an excellent after-school program, this home provides the ideal setting for families. This well-maintained residence features three spacious bedrooms and three bathrooms. The large kitchen boasts elegant granite countertops, beautiful maple cabinetry, and a second prep sink for added convenience. A powder room is conveniently located on the main floor. The fully renovated, waterproofed basement is a standout feature, with a 7'8" ceiling height, hardwood floors, and heated floors for extra comfort. It also includes a built-in Murphy bed, offering a comfortable space for guests. Step outside to enjoy the privacy and tranquility of a beautifully landscaped garden, perfect for relaxing or entertaining. With Withrow Park right at your doorstep, you'll have access to lush green spaces and endless recreational opportunities. This home is just a short walk to two subway stations (Chester and Pape) and the vibrant shops and restaurants of Danforth Avenue. With easy access to the DVP and downtown, its the perfect location for convenient city living. Don't miss the opportunity to make 879 Logan Ave your forever home!

Extras:
Listing Contracted With: Bay Street PHD Realty905-909-0101



111 Sparkhall Ave			Sold: \$1,510,000		
Toronto Ontario M4K 1G7			List: \$1,099,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$6,417.28/2025		For: Sale		% Dif: 137	
Sold Date: 06/02/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Att/Row/Twnhouse		Fronting On: S		Rms: 8	
Link:		Acreage:		Bedrooms: 3	
2-Storey		15.92 x 90 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xLower	
Dir/Cross St: Sparkhall Ave & Hampton Ave					
Directions: Walk east on Sparkhall from Broadview					

MLS#: E12172399			PIN#: 210660336		
Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Lane		Cable TV:	
Basement: Fin 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:		Retirement:	
Year Built: 1927		Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source: MPAC		Fireplace/Stove, Hospital, Library, Park,		Oth Struct:	
Apx Sqft: 1100-1500		Public Transit, School		Survey Type: None	
Assessment: POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev: Lower					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Sparkhall Avenue, a beautifully renovated brick home with gorgeous curb appeal, nestled on the quiet, one-way stretch of one of Riverdale's most charming streets. Perfectly positioned between Withrow Park and Riverdale Park, this home blends modern comfort with the classic character of a beloved neighbourhood - all within the highly coveted Withrow School District. Thoughtfully renovated and move-in ready, this home checks every box for first-time buyers or a growing family. It features three bedrooms, two renovated bathrooms, a modern kitchen that flows into a functional family room, a finished basement, and a covered front porch perfect for morning coffee or chatting with friendly neighbours. Every space has been carefully updated to offer comfort, practicality, and charm, making this home truly turnkey. The rear fence slides open to reveal a parking spot that is available via a lane. With ample street parking nearby, this gives you the flexibility to use the backyard space as needed. Located in one of Toronto's most walkable communities, this home enjoys a Walk Score of 92, a Transit Score of 95, and a Bike Score of 100. Just steps from two of the city's best parks, top-rated schools, transit, and the vibrant shops and cafes of the Danforth, there's not much more one can ask for. With a new roof and furnace, this home offers not just style and location, but the kind of long-term assurance buyers truly value. This is a rare opportunity to plant roots in a family oriented neighbourhood surrounded by amenities, activities and most importantly, a rich and vibrant community.					
Extras:					
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090					



90 Dearbourne Ave			Sold: \$1,515,000		
Toronto Ontario M4K 1M7			List: \$1,299,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$7,253/2024		For: Sale		% Dif: 117	
Sold Date: 03/31/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 6 + 2	
Link:		Acreage:		Bedrooms: 2 + 1	
2-Storey		19 x 115 Feet		Washrooms: 3	
Irreg:		1x5x2nd, 1x3x2nd, 1x3xBsmt			
Dir/Cross St: Broadview/Danforth Directions: Broadview/Danforth					


MLS#: E12037073	PIN#: 210640298
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Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	Hydro: Phone: Municipal Sewers Unknown Unknown
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Carport / 2	Gas:	
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000		Family Room, Fenced Yard,	Farm/Agr:	
Assessment:	2024 POTL:		Fireplace/Stove, Park, Public Transit,	Oth Struct:	
POTL Mo Fee:			School	Survey Type:	
Laundry lev:	Lower			Spec Desig:	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 14.93	Open Concept	Hardwood Floor	Combined W/Dining
2	Dining	Main	12.17	x 11.32	Bay Window	Open Concept	Combined W/Living
3	Kitchen	Main	15.42	x 10.43	Renovated	B/I Shelves	Combined W/Family
4	Family	Main	13.68	x 11.75	Hardwood Floor	W/O To Sundeck	Ceiling Fan
5	Prim Bdrm	2nd	17.16	x 12.24	Cathedral Ceiling	Bay Window	Skylight
6	2nd Br	2nd	13.68	x 11.15	Ceiling Fan	Broadloom	O/Looks Garden
7	3rd Br	Bsmt	12.66	x 12.66			
8	Furnace	Bsmt	14.93	x 8.4	Combined W/Laundry	Laundry Sink	

Client Remks: This prime Riverdale location doesn't get any better. Much larger than it appears, this beautifully fully renovated 2 storey home with a 2 level addition features 2 large bedrooms upstairs (3 total), 3 bathrooms and natural light throughout. Easily converted back to 3 bedrooms upstairs. Located in the coveted Frankland school district on a fabulous tree-lined street. Enjoy your morning coffee or a glass of wine to relax in the evening on the south facing porch. 2 car parking in the fully enclosed carport garage off the rear lane offers the potential for laneway housing. The spacious open concept main floor living and dining rooms feature a wood burning fireplace and large picture windows. The meticulously renovated chef's kitchen boasts a large island, quartz countertops and stainless steel appliances. The rear addition features a main floor family room with walk-out to a large sundeck including landscaped and fully fenced private garden, perfect for kids and entertaining. The primary bedroom features high cathedral ceilings, a large skylight, built-in closets and a full ensuite bathroom. The finished lower level offers extra high ceilings, another bedroom that can be an additional family space or home office, full bathroom and laundry room with generous storage. Nestled between Riverdale and Withrow parks and just a short walk to Broadview Subway Station. Walk to all the shops, cafes and incredible restaurants the Danforth has to offer. 90 Dearbourne Avenue is ready for you to call home.

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

<div>2 UNITS</div> 		29 Victor Ave Toronto Ontario M4K 1A7 Toronto E01 North Riverdale Toronto Taxes: \$8,233/2024 Sold Date: 05/08/2025 SPIS: N Last Status: SLD DOM: 13		Sold: \$1,520,000 List: \$1,539,999 For: Sale % Dif: 99			
		Semi-Detached Fronting On: S Rms: 10 + 2 Link: Acreage: Bedrooms: 3 + 1 2 1/2 Storey 24.67 x 112 Feet Washrooms: 3 Irreg: 1x5xMain, 1x4x2nd, 1x3xLower Dir/Cross St: Dundas St E & Broadview Directions: Dundas St E & Broadview					
MLS#: E12103374 PIN#: 210690340							
Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Alum Siding / Brick Drive: None 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: 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	Main	12.24	x 15.81	Vinyl Floor	Large Window	Fireplace
2	Br	Main	11.45	x 11.75	Vinyl Floor	Closet	Pot Lights
3	Sunroom	Main	9.81	x 8.79	Vinyl Floor	Large Window	
4	Kitchen	Ground	10.3	x 11.22	Renovated	Open Concept	Stainless Steel Appl
5	Dining	Ground	9.32	x 12.37	Open Concept	Pot Lights	Combined W/Kitchen
6	Office	Ground	9.81	x 8.83	W/O To Yard	Vinyl Floor	Window Flr to Ceil
7	2nd Br	Ground	16.44	x 14.04	Vinyl Floor	Pot Lights	Closet
8	Kitchen	2nd	9.65	x 15.06	Vinyl Floor	W/O To Balcony	Eat-In Kitchen
9	Living	2nd	10.66	x 12.37	Hardwood Floor	Large Window	Track Lights
10	Dining	2nd	9.71	x 7.02	Open Concept	Large Window	Hardwood Floor
11	3rd Br	2nd	9.65	x 14.47	Hardwood Floor	Large Window	Double Closet
12	4th Br	3rd	14.4	x 11.19	Hardwood Floor	Skylight	Vaulted Ceiling
Client Remks: Charming Downtown Duplex in Prime North Riverdale! Welcome to this beautifully updated 2 1/2-storey property on sought-after Victor Street, offering flexibility, character, and incredible potential in one of Torontos most vibrant neighbourhoods. The main floor unit features a freshly painted 1+2 bedroom layout, a brand-new kitchen with updated appliances, and a stylish renovation throughout. Upstairs, the second unit spans two levels, offering 2 bedrooms, a bright open layout, and access to a private second-floor deck. Situated on a generous 24.67 x 112 ft lot, this home also includes a backyardperfect for summer entertaining. Located in the heart of North Riverdale, you're just steps to Riverdale Park, Danforth Ave., Bloor St. E, Dundas St. E, schools, restaurants, shops, hospitals, and multiple transit options, including quick access to the DVP. Whether you're an investor looking for solid income, two families buying together, or friends exploring co-ownership, this property offers exceptional opportunity in an unbeatable location. Street parking is never an issue.							
Extras:							
Listing Contracted With: PROPERTY.CA INC. 416-583-1660							


877 Logan Ave
Toronto Ontario M4K 3E2

Toronto E01 North Riverdale Toronto

Taxes: \$5,192.99/2024**Sold Date:** 04/01/2025**SPIS:** N**Last Status:** SLD**For:** Sale**% Dif:** 101**DOM:** 10

Semi-Detached

Link:

2 1/2 Storey

Fronting On: E**Acreage:**

14.83 x 95 Feet

Irreg:

95.10 ft x 17.60 ft x 95.09

ft x 17.04 ft

Rms: 7 + 1**Bedrooms:** 4 + 1**Washrooms:** 4

1x4x2nd, 1x3x2nd, 1x2xGround,

1x3xBsmt

Dir/Cross St: Danforth Ave/Logan Ave **Directions:** Danforth Ave S/ Logan Ave E**MLS#:** E12036463**PIN#:** 210620275

Kitchens:	1	Exterior:	Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	None	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:	
Year Built:	1917			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:				Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	23	x 9.68	Hardwood Floor	Combined W/Dining
2	Dining	Ground	23	x 9.68	Hardwood Floor	Combined W/Living
3	Kitchen	Ground	16.99	x 12.93	Hardwood Floor	Centre Island
4	Br	2nd	12.93	x 10.24	Hardwood Floor	B/I Closet Bay Window
5	2nd Br	2nd	11.48	x 7.41	Hardwood Floor	B/I Closet
6	3rd Br	2nd	11.32	x 7.41	Hardwood Floor	
7	4th Br	3rd	13.65	x 10.83	Hardwood Floor	
8	Rec	Bsmt	17.59	x 12.07	Vinyl Floor	
9	Br	Bsmt	10.66	x 6.99	Vinyl Floor	

Client Remks: Modern Luxury, Prime Location & Prestigious Lifestyle. Nestled In A Sought-After Location Featuring Exceptionally Elegant Designs 877 Logan Ave Is Sure To Capture Your Heart! It's The Location Where Step To Danforth Ave In One Minute For Shopping , Dinning And For Many. Style & Function Merge Seamlessly Throughout This Completely Transformed Luxury Home. Elegance & Comfort Define The Two And A Half Living Spaces, Designer Kitchen Is A Haven For Culinary Enthusiasts, Boasting Quality Appliances, Ample Storage & An Exquisite Island Perfect For Meal Preparation Or Casual Breakfasts. The 4 Bdrms Provide Comfort & Space. Primary Suite Is Featuring A Private Ensuite Bathroom & Floor To Ceiling Custom-Built Closet. Sundecks Creating A Harmonious Blend Of Aesthetics & Practicality, Ensuring Utmost Security & Exclusivity Whilst Savouring A Cup Of Coffee Or Hosting Friends And Family. Get Ready To Fall In Love! ****EXTRAS**** Conveniently Located Near Danforth And Logan, Walk To Subway,TTC ,Danforth Shops, Cafes, Restaurants, Schools, Parks. (Electric Baseboard Heater & Portable A/C In The Third Floor)

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



262 Withrow Ave		Sold: \$1,536,000	
Toronto Ontario M4K 1E4		List: \$1,249,900	
Toronto E01 North Riverdale Toronto			
Taxes: \$6,330.31/2024		For: Sale	% Dif: 123
Sold Date: 02/13/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: N	Rms: 6 + 0	
Link:	Acreage: < .50	Bedrooms: 3 + 0	
2-Storey	15.54 x 125 Feet	Washrooms: 2	
	Irreg:	1x2xMain, 1x4x2nd	
Dir/Cross St: Lake Shore Blvd / Carlaw Ave			

MLS#: E11963388	PIN#: 210610301
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Kitchens: 1 + 0	Exterior:	Zoning: R
Fam Rm: N	Brick Front / Vinyl Siding	Cable TV: Y Hydro: Y
Basement: Full / Unfinished	Drive: Lane	Gas: Y Phone: Y
Fireplace/Stv: N	Gar/Gar Spcs: None / 0	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront: None
Apx Age: 100+	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat:	Farm/Agr:
Assessment: \$885,000 / 2025	Beach, Central Vacuum, Fenced Yard,	Oth Struct: Garden Shed
POTL: POTL Mo Fee:	Hospital, Park, School	Spec Desig: Unknown
Laundry lev: Lower		

Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.19	x 11.71	Hardwood Floor	
2	Dining	Main	13.19	x 12.57	Hardwood Floor	
3	Kitchen	Main	10.24	x 12.43	B/I Dishwasher	B/I Microwave
4	Br	2nd	13.19	x 11.84	Double Closet	Hardwood Floor
5	2nd Br	2nd	8.2	x 8.56	Hardwood Floor	
6	3rd Br	2nd	13.12	x 10.66	Hardwood Floor	
7	Rec	Bsmt	12.86	x 23.88	Combined W/Laundry	

Client Remks: Welcome to your dream home - a beautifully renovated oasis that combines modern elegance with classic charm. Step inside to discover a bright, sun-filled interior with neutral decor and engineered hardwood floors throughout, which complements any style. This home has been renovated with new windows, flooring, paint, baseboards, cabinetry, bathrooms, furnace, air conditioner, decks and more. The main floor offers a spacious living/dining room with abundant natural light and a new kitchen featuring stainless steel appliances, a stylish backsplash, and a window that perfectly frames the backyard view. On the 2nd floor, you'll find three generously-sized bedrooms and a nicely updated four-piece bathroom with skylight. The basement, which is dry, currently houses the laundry room but also offers great potential for additional storage, another bedroom, man cave or a recreational room. Located in the mature Riverdale area, this inviting property is just a 15-minute drive to downtown Toronto and Ashbridges Bay. Close to all major amenities and transit, it offers the best of both worlds: urban convenience and a relaxed, neighborhood feel. Don't miss the chance to make this beautifully renovated house your new home. Come see it for yourself!						
Extras:						
Listing Contracted With: HomeLife Power Realty Inc519-836-1072						



48 Millbrook Cres
Toronto Ontario M4K 1H4
Toronto E01 North Riverdale Toronto
Taxes: \$7,432/2024
Sold Date: 06/10/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,583,151
List: \$1,349,000
For: Sale
% Dif: 117

Semi-Detached
Link:
2-Storey

Fronting On: N
Acreage:
18.91 x 133.58 Feet
Irreg:

Rms: 7 + 1
Bedrooms: 3
Washrooms: 2
1x5x2nd, 1x3xLower

Dir/Cross St: Broadview and Danforth
Directions: East off of Broadview

MLS#: E12191640

PIN#: 210660063

Kitchens: 1
Fam Rm: Y
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1925
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024
POTL Mo Fee:
Laundry lev:

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

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	13.39	x 10.79	Fireplace	Pot Lights	Vinyl Floor
2	Dining	Main	12.7	x 9.38	Formal Rm	Plate Rail	Vinyl Floor
3	Kitchen	Main	9.35	x 14.6	Breakfast Bar	Renovated	Stainless Steel Appl
4	Family	Main	9.97	x 8.4	Window	Skylight	W/O To Deck
5	Prim Bdrm	2nd	13.12	x 11.98	Double Closet	Window	Hardwood Floor
6	Br	2nd	11.75	x 9.78	Closet	Window	Hardwood Floor
7	Br	2nd	10.01	x 13.39	Double Closet	Window	Hardwood Floor
8	Rec	Lower	11.32	x 14.01	Fireplace	3 Pc Bath	Pot Lights
9	Laundry	Lower	9.55	x 6.36	Closet	Walk-Out	

Client Remks: Welcome to 48 Millbrook Crescent an exceptional family home perched on a quiet, tree-lined cul-de-sac in prime Riverdale, just steps from Riverdale Park and within the highly sought-after Withrow School District. This fully renovated 2-storey gem is drenched in natural light and perfectly blends modern renovations with timeless charm and character. Step inside from the inviting covered front porch and discover spacious principal rooms that are ideal for entertaining, relaxing, and everyday family living. The generous family-sized kitchen is beautifully appointed with quartz countertops, stainless steel appliances, ample cabinetry, and excellent prep space for culinary enthusiasts. At the rear of the home, the main floor family room offers a seamless walk-out to a large deck and a low-maintenance backyard perfect for outdoor dining, gardening, or lounging in the summer sun. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat with double closets. The fully finished, dug-out basement features exceptional ceiling height and provides versatile space that could serve as a media room, home gym, office, or guest suite. This home is perched on a hilltop, offering a rare and elevated vantage point with treetop views over the surrounding neighbourhood. It also qualifies for a garden suite presenting a unique opportunity to expand your living space or add an income-generating unit. Location is everything, and 48 Millbrook Crescent delivers. Just a short walk to both Riverdale Park and Withrow Park, and moments from the shops, restaurants, and cafes along the Danforth. With an 88 Walk Score and a 10-minute walk to Broadview Station, everything you need is close at hand. Stunning, move-in ready, and surrounded by the very best of Riverdale this is the perfect place to plant roots and grow.

Extras:

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


86 Langley Ave
Toronto Ontario M4K 1B5

Toronto E01 North Riverdale Toronto

Taxes: \$7,654/2024**For:** Sale**% Dif:** 125**Sold Date:** 02/10/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: N**Rms:** 8 + 1**Link:****Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

20.25 x 119 Feet

Washrooms: 2**Irreg:**

2x4

Dir/Cross St: Howland/Langley**MLS#:** E11954899**PIN#:** 210670412

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	Detached / 2	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:	Fireplace/Stove	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	25.59	x 9.91	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	25.59	x 9.91	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	10.99	x 13.42	Cork Floor	Eat-In Kitchen	W/O To Patio
4	Living	2nd	15.16	x 24.9	Broadloom	Open Concept	W/O To Patio
5	Dining	2nd	15.16	x 24.9	Broadloom	Open Concept	Combined W/Living
6	Kitchen	2nd	10.99	x 8.01	Tile Floor		
7	Br	3rd	10.5	x 12.66	Broadloom	Closet	
8	Br	3rd	10.43	x 12.01	Broadloom		
9	Br	Lower	10.5	x 10.83	Tile Floor	Above Grade Window	
10	Other	Lower	9.84	x 8.92			
11	Laundry	Lower	14.76	x 10.76			

Client Remks: Welcome to 86 Langley Ave - A Rare Gem in Prime Riverdale Nestled on one of Riverdales most picturesque tree-lined streets, this charming home offers incredible potential. Originally a five-bedroom residence, it is currently configured as a duplex, presenting a unique opportunity to create two stunning bi-level luxury units or transform it back into a beautiful four- or five-bedroom single-family home. The upper unit spans the second and third floors as a spacious two-bedroom suite, while the main floor and basement form a generous one-bedroom unit. A detached garage adds convenience, with the exciting potential for a laneway home, offering even more space and value. Located in the highly coveted Withrow School district, this home is filled with possibilities. Bring your vision and make it your own!

****EXTRAS**** 2 Stoves, 2 Fridge, 1 Built In Dishwasher, Furnace, All Electrical Light Fixtures - All As Is

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


161 Langley Ave
Toronto Ontario M4K 1B8

Toronto E01 North Riverdale Toronto

Taxes: \$8,234.63/2025**For:** Sale**Sold:** \$1,631,500**List:** \$1,499,900**Sold Date:** 06/23/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2 1/2 Storey

18.33 x 116.33 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Logan / Langley **Directions:** South Side of Langley between Logan and Carlaw**MLS#:** E12227932**PIN#:** 210600138

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Heat Pump / 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:	
Year Built:	1913	Family Room, Fireplace/Stove		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:					

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 161 Langley Ave located in the highly coveted, family-oriented community of Riverdale. This full brick, semi-detached home is conveniently located only steps to Withrow Park, Riverdale Park, streetcar transit, Chester Ave Station, the upcoming Gerrard Station, all the shops and amenities of trendy Queen St E, The Danforth & more! Approaching the home, you can't help but appreciate the lovely curb appeal including an idyllic front porch and tasteful landscaping. As you enter, you're greeted with soaring 9 ft ceilings, exposed brick walls and a welcoming foyer offering a double closet and custom-built hutch. The main level features an open concept layout with a modern chef's kitchen overlooking the dining and living rooms. The kitchen has been tastefully renovated to include plenty of cabinetry, chic soapstone counter tops, limestone tile flooring and high-end Miele stainless steel appliances. Both the dining room and living room feature upgraded hardwood flooring, large windows offering a tremendous amount of natural light, recessed lighting, a natural gas fireplace and a walkout to an elevated deck overlooking your private yard. Continuing upstairs on your custom-built floating staircase featuring a blend of industrial grade stainless steel complimented with high end tempered glass and hardwood, you enter the second story complete with 2 large private bedrooms and a 4pc bath. Heading up to the fully finished loft, you're greeted with a multi purpose room ideal for a home office, family room or 3rd bedroom. The basement has been fully finished with high ceilings, a large family room, a fully renovated 3 pc bath, separate laundry and utility rooms as well as a walk out to a mud room with direct access to the yard. The private yard offers lovely landscaping and gated access to two laneway parking spots. This home has been tastefully renovated and lovingly maintained by the same family for nearly 30 years and awaits its next chapter with your family!					
Extras:					
Listing Contracted With: RIGHT AT HOME REALTY, BROKERAGE 905-637-1700					


67 Langley Ave
Toronto Ontario M4K 1B4

Toronto E01 North Riverdale Toronto

Taxes: \$7,489/2024**For:** Sale**Sold:** \$1,650,000**List:** \$1,349,000**Sold Date:** 06/13/2025**% Dif:** 122**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

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

2 1/2 Storey

18 x 119 Feet

Washrooms: 2**Irreg:**

1x5x2nd, 1x3xBsmt

Dir/Cross St: Broadview and Langley **Directions:** one way west from Logan**MLS#:** E12212477**PIN#:** 210690188**Assignment:** N**Fractional Ownership:** N

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Year Built: 1888
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
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:
 Family Room, Fenced Yard,
 Fireplace/Stove, Park, Place Of Worship,
 Public Transit, Rec Centre, School

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

Hydro:
Phone:
 Municipal
 Sewers
 N
 None
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.12	x 11.78	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	12.34	x 10.47	Hardwood Floor	Crown Moulding	Open Concept
3	Kitchen	Main	12.89	x 11.35	Renovated	Stone Counter	W/O To Yard
4	Family	Main	12.07	x 11.35	Hardwood Floor	Pot Lights	Window
5	Prim Bdrm	2nd	15.22	x 11.65	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	15.75	x 9.25	Hardwood Floor	W/I Closet	Large Window
7	Bathroom	2nd	11.75	x 11.12	Tile Floor	Window	O/Looks Backyard
8	3rd Br	3rd	14.11	x 11.25	Hardwood Floor		
9	Office	3rd	14.11	x 9.09	W/O To Deck	Hardwood Floor	
10	Kitchen	Bsmt	13.45	x 5.84	Laminate		
11	Living	Bsmt	13.78	x 13.62	Laminate		
12	Br	Bsmt	15.45	x 9.68	Laminate		

Client Remks: A Rare Offering in the Heart of Riverdale, Victorian Elegance Meets Modern Versatility. Welcome to this breathtaking brick Victorian, a true architectural gem and a rare offering in one of Toronto's most beloved east end neighbourhoods. With its stately curb appeal, ornate brickwork, and original detailing throughout, this home is a shining example of everything buyers love about Victorian homes: timeless beauty, handcrafted character, and soul. Victorian homes are coveted for their charm, grace, and architectural richness and this one delivers it all. Inside, you're greeted by soaring ceilings, gleaming hardwood floors, intricate crown mouldings, ceiling medallions, stained glass, and a cozy fireplace that adds warmth to every gathering. It's the kind of home that tells a story from the moment you walk in. The main floor flows effortlessly with formal living and dining rooms, a rare main floor family room, and a bright open kitchen with a walkout to your lush, south-facing garden, an urban oasis framed by trees, privacy, and the perfect deck for cocktails, morning coffee, or summer dinners under the stars. Upstairs, you'll find two generously sized bedrooms and a 10x10 five-piece spa-style bath with vaulted ceilings. The third-floor loft adds even more magic, an open-concept bedroom and office/lounge space that walks out to a dreamy 25x10 terrace nestled in the treetops. And there's more: the lower level offers a full one-bedroom in-law suite with its own side entrance. It's the ultimate in flexibility, perfect for income, teens, extended family, or a fully private home office setup. In the coveted Withrow School district. Steps to nearby parks Withrow Park & Riverdale Park. Walk Score 90, Transit Score 97 & Bike Score 63. This one is truly special, rich in history, full of heart, and endlessly adaptable to modern life. If you've been waiting for the right Victorian to fall in love with.. this is it. I LOVE it. And you will too.

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



30 Dingwall Ave			Sold: \$1,700,000		
Toronto Ontario M4J 1C3			List: \$1,699,000		
Toronto E01 Blake-Jones Toronto					
Taxes: \$6,144/2024		For: Sale		% Dif: 100	
Sold Date: 05/28/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 8	
Link:		Acreage:		Bedrooms: 4	
3-Storey		18.75 x 96 Feet		Washrooms: 3	
		Irreg:		1x4x2nd, 1x3x3rd, 1x2xBsmt	
Dir/Cross St: Pape, Gerrard/Danforth Directions: East					

MLS#: E12161267	PIN#: 210490565
Fractional Ownership: N	

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: Residential
Fam Rm: N	Drive: Lane	Cable TV: A Hydro: Y
Basement: Full / Part Fin	Gar/Gar Spcs: Other / 0	Gas: Y Phone: A
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: 100+	Prop Feat:	Retirement: N
Year Built: 1911	Fireplace/Stove, Library, Park, Place Of	Farm/Agr:
Yr Built Source: MPAC	Worship, Public Transit, Rec Centre,	Oth Struct: None
Apx Sqft: 1500-2000	School	Survey Year: 1986
Assessment: 2024 POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.63	x 12.76	Fireplace	Hardwood Floor	Stained Glass
2	Dining	Main	10.6	x 11.09	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	11.09	x 15.72	Hardwood Floor	Centre Island	W/O To Deck
4	2nd Br	2nd	11.32	x 9.81	Hardwood Floor	O/Looks Backyard	Window
5	3rd Br	2nd	11.45	x 10.3	Hardwood Floor	Closet	Window
6	4th Br	2nd	15.62	x 12.89	Hardwood Floor	Bay Window	W/O To Balcony
7	Prim Bdrm	3rd	25.79	x 15.98	Cathedral Ceiling	W/O To Deck	3 Pc Bath
8	Den	Bsmt	27	x 16.08	Laminate	Above Grade Window	2 Pc Ensuite

Client Remks: An urban sanctuary in the Heart of Riverdale, welcomes you to 30 Dingwall Avenue, where warmth, character, and thoughtful design come together in one of Torontos most beloved east-end neighbourhoods. Set on a peaceful, tree-lined street just steps from Withrow Park and the Danforth, this spacious home unfolds gracefully across 3 beautifully finished levels, offering room to grow, connect, and unwind.The entry to the property includes a stunning wide granite staircase and a beautifully crafted brick piazza, surrounded by perennial gardens and mature trees flanking two private level front porches.Inside, you'll find four generous bedrooms, including a sun-filled third-floor primary retreat with an ensuite bathroom and its own private terrace an elevated escape that feels a world away from the city's buzz. The flowing main floor layout is anchored by a chefs kitchen featuring a striking marble eat-in island, abundant cabinetry for storage, and top-tier appliances including a new LG fridge and Whirlpool stove all opening seamlessly to the dining area and out to the backyard.The newly completed lower level adds flexible space for family living, with laundry area, powder room, and ample storage. Step outside and enjoy four private outdoor spaces: a charming covered front porch, a landscaped backyard with direct laneway access and parking for two, and two upper-level terraces perfect for slow mornings or summer evenings under the stars.This home has been lovingly upgraded and maintained with a careful eye for quality and comfort and includes a backup electric generator for added comfort and security. At the rear, you'll find direct laneway access and parking for two cars, a rare and valuable feature in this highly walkable neighbourhood.All of this in a community known for its welcoming spirit and top-ranked schools, including Blake Jr. Public, Earl Grey Sr. Public and Riverdale Collegiate. 30 Dingwall isn't just a house its the place you'll be proud to call home.

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


189 Riverdale Ave
Toronto Ontario M4K 1C4

Toronto E01 North Riverdale Toronto

Taxes: \$8,097/2024**For:** Sale**Sold:** \$1,700,000**List:** \$1,799,000**Sold Date:** 05/09/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: S**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

17.25 x 118 Feet

Washrooms: 4**Irreg:**1x4x3rd, 1x4x2nd, 1x2x2nd,
1x3xBsmt**Dir/Cross St:** Logan and Rivedale **Directions:** Between Logan and Carlaw**MLS#:** E12119472**PIN#:** 210610205

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	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:
Year Built: 1913	Fenced Yard, Fireplace/Stove, Library,	Farm/Agr:
Yr Built Source: MPAC	Park, Public Transit, School	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	14.5	x 12.73	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Main	11.38	x 10.2	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	14.5	x 12.24	Renovated	Eat-In Kitchen	W/O To Deck
4	2nd Br	2nd	10.6	x 9.94	Hardwood Floor	2 Pc Ensuite	Bay Window
5	3rd Br	2nd	9.68	x 7.68	Hardwood Floor	Closet	Window
6	4th Br	2nd	10.93	x 7.68	Hardwood Floor	Closet	O/Looks Backyard
7	Prim Bdrm	3rd	14.17	x 12.24	Hardwood Floor	4 Pc Ensuite	W/O To Deck
8	Rec	Bsmt	25.72	x 13.81	Broadloom	3 Pc Bath	W/O To Garden

Client Remks: Welcome to 189 Riverdale Ave- a beautifully renovated 1747 Sq Ft family home nestled in the heart of one of Toronto's most cherished neighbourhoods. This beautifully renovated home offers four thoughtfully designed levels of living space, perfect for growing families or those who simply love to entertain. With 4 spacious bedrooms and 3.5 bathrooms, there's plenty of room to live, work, and relax in comfort. Step inside to be greeted by an open concept main floor that's full of warmth and character-featuring hardwood floors, high ceilings, crown mouldings, and pot lights throughout. A cozy fireplace framed by custom built-ins sets the tone for inviting evenings, while the renovated kitchen with stainless steel appliances and eat-in nook - walks out to a private, south-facing deck and garden - your own backyard oasis. Upstairs, the primary bedroom is a true retreat, complete with a spa-inspired ensuite and a walkout to a large rooftop deck perfect for summer nights under the stars. Another true standout of this home is the high, fully finished basement, with a separate entrance, 3-piece bathroom, and a rough-in for a kitchen, its the perfect bonus living space. Whether you envision a cozy family room for movie nights, a play area for kids, or a hangout spot for teens and guests, this lower level offers endless possibilities. It could even accommodate a nanny suite or potential rental income. To top it all off-yes, there's a double car garage (a Riverdale rarity!) and even the potential to build a laneway house down the road. Tucked into a friendly, vibrant community with access to some of the city's best cafes, parks, schools, and shops and located in the sought-after Pape School district-189 Riverdale Ave truly has it all. Come experience the warmth, style, and heart of this exceptional home.

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


114 Victor Ave
Toronto Ontario M4K 1A8

Toronto E01 North Riverdale Toronto

Taxes: \$7,139/2024**For:** Sale**Sold:** \$1,700,000**List:** \$1,449,000**Sold Date:** 05/14/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** N**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

16.37 x 110.83 Feet

Washrooms: 2**Irreg:**

1x5x2nd, 1x3xBsmt

Dir/Cross St: Broadview/Victor Ave. **Directions:** One way east from Broadview**MLS#:** E12129703**PIN#:** 210690274**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1892
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:** N
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, Hospital,
 Park, Place Of Worship, Public Transit,
 School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Year: 2024
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.26	x 14.6	Open Concept	Hardwood Floor	Fireplace
2	Dining	Ground	12.14	x 10.83	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Ground	14.6	x 15.26	Renovated	Hardwood Floor	W/O To Yard
4	2nd Br	2nd	15.26	x 13.12	Cork Floor	Bay Window	Double Closet
5	3rd Br	2nd	10.5	x 9.84	Cork Floor	Double Closet	Window
6	Prim Bdrm	3rd	23.29	x 14.44	Hardwood Floor	W/W Closet	Walk-Out
7	Office	3rd	14.27	x 7.48	Hardwood Floor	Window	B/I Bookcase
8	Rec	Bsmt	14.11	x 10.33	Hardwood Floor	3 Pc Bath	Walk-Out

Client Remks: Welcome to 114 Victor Avenue - A Hidden Gem on One of Riverdale's Most Treasured Streets. Tucked away on a picturesque, tree-lined street that's known for its charm, strong sense of community, and incredible neighbours, this home offers more than just a place to live - it offers a lifestyle. Located in the coveted Withrow School District and nestled between two of city's most beloved parks- Riverdale Park and Withrow Park - it's no wonder this street is so loved. From the moment you walk through the front door, you'll be captivated. With soaring ceilings, hardwood floors, and a striking exposed brick wall, the open-concept main floor has an airy, welcoming feel. The chef's kitchen is sleek and modern, complete with top-of-the-line stainless steel appliances, ample storage, and plenty of room to cook, gather, and entertain. Step outside to the private, fenced-in backyard perfect for summer BBQs or quiet al fresco dinners under the stars. Downstairs, a beautifully finished lower level provides another full floor of living space- bright, inviting, and thoughtfully designed. Whether it's a cozy family hangout, a home gym, or a creative studio, this versatile space offers endless possibilities to fit your lifestyle. Upstairs, the second floor features two generously sized bedrooms with plenty of closet space, a laundry room along with a truly luxurious spa-inspired 5-piece bathroom. With a glass-enclosed shower, a deep soaker tub, and a double vanity- this spa-like retreat makes every day feel indulgent. And then there's the third floor - a spectacular primary bedroom renovation is something truly special. Wrapped in custom millwork, wall-to-wall closets & multiple skylights this space feels like a private sanctuary in the treetops peaceful, elegant, and serene. This home checks all the boxes and then some...there's parking too!! Stylish, spacious, and in one of Toronto's most sought-after communities. It's the one you've been waiting for.

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



41 Grandview Ave Toronto Ontario M4K 1J1 Toronto E01 North Riverdale Toronto Taxes: \$7,725.12/2025 Sold Date: 03/19/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,808,000 List: \$1,499,000 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: < .50 19 x 120 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Danforth and Logan Directions: One way off Hampton

MLS#: E12014499 **PIN#:** 210660007

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Stucco/Plaster Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room	Zoning: R(d0.6*736) Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.86	x 4.17	Double Closet	Crown Moulding	Tile Floor
2	Living	Main	8.86	x 12.34	California Shutters	Stained Glass	Crown Moulding
3	Dining	Main	10.6	x 12.6	French Doors	Bay Window	Hardwood Floor
4	Kitchen	Main	12.6	x 10.43	B/I Shelves	Pantry	Quartz Counter
5	Family	Main	12.6	x 7.41	B/I Desk	Breakfast Bar	Walk-Thru
6	Prim Bdrm	2nd	12.8	x 15.29	Bay Window	Hardwood Floor	5 Pc Bath
7	2nd Br	2nd	13.06	x 9.15	Bay Window	Hardwood Floor	Track Lights
8	3rd Br	2nd	13.09	x 8.96	Hardwood Floor	Bay Window	California Shutters
9	Rec	Lower	14.67	x 12.73	Hardwood Floor	B/I Shelves	Open Concept
10	Den	Lower	11.15	x 11.42	Open Concept	Hardwood Floor	Combined W/Laundry
11	4th Br	Lower	11.48	x 7.81	French Doors	Hardwood Floor	Pot Lights

Client Remks: A wide, light-filled semi tucked into one of Riverdale's most coveted pockets right next to Withrow Park. This is the one that makes you stop mid-scroll. It's the way the sun spills through that oversized hideaway patio door, blurring the line between inside and out. The way the rift-cut white oak floors stretch from front to back, leading you through bright, open rooms that feel both modern and warm. The signature of award-winning architect Donald Chong must be the kitchen, as it pairs powder-coated stainless steel, walnut open shelving and walnut cabinets, Caesarstone countertops and that Wolf gas range. A custom-built walnut desk breaks rigid lines, yet seamlessly eases into a space for homework, recipes, WFH, opposite the ultimate quiet morning coffee spot. Wait. Is that a daybed in my kitchen or a kitchen in my lounge? Breaking convention and breaking conformity, giving you what you never knew you wanted. Upstairs, big bedrooms, oversized windows, and a spa-like bath with a rain-head shower wrapped in glass and dappled blue tile. (For those who must have more, download drawings of Primary Suite iterations with en suite and closet walls). Downstairs, a finished basement with radiant heat and plenty of storage. Modern barn doors and a shallow walk-out, separate a guest suite from the home's recreation areas. Out back, a cedar-fenced oasis with multi-level deck and bold angles that sweep you to a flagstone patio and gardens. Built for summer nights and enclosed by a curious facade behind which hides a large garage; storage and parking for two cars. This home is a seamless blend of contemporary design and historic charm, in a location that's impossible to beat. Steps to the park, great schools, and the best of Riverdale and the Danforth strip.

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



5 Grandview Ave Toronto Ontario M4K 1J1 Toronto E01 North Riverdale Toronto Taxes: \$7,711/2024 Sold Date: 06/17/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,904,000 List: \$1,699,900 For: Sale % Dif: 112
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.08 x 115 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x2x2nd, 1x3xLower	Dir/Cross St: Chester/Danforth Directions: South of Danforth/East of Broadview

MLS#: E12212414	PIN#: 210660233
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Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Assessment: 2024 POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	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	5.54	x 6.14	Stained Glass	Wood Trim	Ceramic Floor
2	Kitchen	Main	12.17	x 10.27	O/Looks Frontyard	Double Sink	Hardwood Floor
3	Dining	Main	13.94	x 11.78	B/I Bookcase	Combined W/Kitchen	Hardwood Floor
4	Living	Main	16.63	x 10.86	Bay Window	Fireplace	Hardwood Floor
5	Family	Main	12.57	x 14.53	W/O To Garden	Ceiling Fan	Hardwood Floor
6	3rd Br	2nd	15.29	x 12.47	W/W Closet	Bay Window	Hardwood Floor
7	2nd Br	2nd	12.66	x 8.73	Murphy Bed	B/I Desk	Hardwood Floor
8	Prim Bdrm	2nd	12.53	x 14.5	O/Looks Backyard	B/I Shelves	Hardwood Floor
9	Office	Lower	21.03	x 10.86	W/O To Yard	B/I Desk	Broadloom
10	4th Br	Lower	12.53	x 14.5	Ceiling Fan	O/Looks Backyard	Broadloom

Client Remks: Prime Riverdale home that has been extensively renovated & meticulously maintained by longtime owners. This 3 bedroom home has been renovated from the studs inward including a 3 storey extension & soundproofing on 2 levels. The main floor boasts a chef's kitchen w ample storage, a formal dining area, living room w gas fireplace & sunken family room w sliding doors leading out to the garden, flagstone patio & garage. The 2nd level features a spacious primary suite w southern exposure, a roomy 2nd bedroom w wall to wall closets, & a 3rd bedroom w b/i murphy bed, desk & cabinetry. In addition to the 4pc. washroom, there is a convenient powder rm to speed up the morning routines. The lower level has an office area w b/i cabinetry, a family or bedroom, 3 pc washroom & large laundry/utility room. The basement would be easily adaptable to an inlaw or nanny ste. This lovely home is nestled on a quiet 1 way st. between Withrow & Riverdale Parks, & is a short stroll to the subway, streetcars, shopping, the Danforth, schools (Frankland PS) & all this wonderful neighbourhood has to offer.							
Extras:							
Listing Contracted With: ROYAL LEPAGE URBAN REALTY416-461-9900							


768 Logan Ave
Toronto Ontario M4K 3C8

Toronto E01 North Riverdale Toronto

Taxes: \$6,795.25/2024**For:** Sale**Sold:** \$1,910,000**List:** \$1,628,000**Sold Date:** 05/13/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

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

Other

18 x 110 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth Ave & Logan Ave**MLS#:** E12123742**PIN#:** 210630341

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	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:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Fireplace/Stove, Hospital, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, Rec Centre, School		Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 10.7	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	13.78	x 15.62	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	16.27	x 11.25	W/O To Yard	Pot Lights	Stainless Steel Appl
4	Prim Bdrm	2nd	14.67	x 15.22	Hardwood Floor	Bay Window	W/I Closet
5	Br	2nd	9.88	x 9.38	Hardwood Floor	Window	
6	Br	3rd	29.4	x 15.22	Skylight	O/Looks Park	Closet
7	Br	Bsmt	14.53	x 13.81	Above Grade Window	3 Pc Bath	Closet

Client Remks: Delighted to present this 2 3/4 -Storey Semi-Detached gem with 3+1 bdrms, 2 baths & laneway parking for 2 small cars. Ideally located in the heart of North Riverdale, one of the city's most coveted neighbourhoods, directly overlooking the lush greenery of Withrow Park! A perfect blend of location, charm, space, & practical design, this residence brings your dream lifestyle to life! The inviting foyer offers a glimpse of the comfort & elegance that lies ahead: beautiful hardwood floors, a striking exposed brick wall that extends gracefully from the lower to upper levels, and an open-concept main floor that seamlessly combines character with contemporary comfort. The sun-filled living & dining area, complete with a brick facade cozy fireplace, flows into a well-designed kitchen featuring custom countertops, SS appliances, a breakfast bar, double sink, modern pot lights throughout & W/O to deck. An elegant Edwardian-style staircase leads to the 2nd floor, where natural light pours in through large windows & hallway skylights. The spacious primary bdrm features a WIC and shares access to a luxurious 4PC bath with a Jacuzzi tub, ample storage, & a layout that thoughtfully balances comfort & esthetic. A second well sized bedroom completes this level. The upper floor is a hidden treasure: a bright 3d bdrm featuring 2 skylights, sloped ceilings, stunning park views, a closet, & a charming reading nook an ideal space for work, relaxation, or creative pursuits. The fully finished basement adds exceptional functionality, offering a fourth bedroom with a WIC and a sleek 3PC bath. Whether you're hosting guests, setting up a home office, or creating a family entertainment zone, this lower-level delivers. Proximity to Withrow Park, and the Don Valley trails gives it that perfect mix of city access and residential charm. Easy stroll to Chester Subway, restaurants, cafes, top rated schools and the vibrant Danforth. Walk Score:97!

Extras:**Listing Contracted With:** IPRO REALTY LTD. 416-364-2036


141 Riverdale Ave
Toronto Ontario M4K 1C2

Toronto E01 North Riverdale Toronto

Taxes: \$7,245.88/2024**For:** Sale**Sold:** \$1,925,000**List:** \$1,499,000**Sold Date:** 02/04/2025**% Dif:** 128**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

17.83 x 120 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x3x2nd,
1x3xLower**Dir/Cross St:** Broadview and Gerrard**MLS#:** E11943491**PIN#:** 210670135

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	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:	Family Room, Fireplace/Stove, Park, Public	Retirement:	
Apx Sqft:			Transit, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 11.68	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	13.02	x 11.68	2 Pc Bath	Window	Hardwood Floor
3	Kitchen	Main	12.86	x 11.19	Combined W/Family	Centre Island	Hardwood Floor
4	Family	Main	10.43	x 9.42	B/I Bookcase	W/O To Yard	Hardwood Floor
5	Prim Bdrm	2nd	10.37	x 13.32	W/W Closet	3 Pc Ensuite	Window
6	Br	2nd	10.83	x 9.58	Window	Closet	Broadloom
7	Br	2nd	10.1	x 11.61	Window	Closet	Broadloom
8	Rec	Lower	16.34	x 10.83	3 Pc Bath	B/I Bookcase	Window
9	Br	Lower	8.69	x 14.96	Window	Closet	Broadloom
10	Laundry	Lower	4	x 5.09	Laundry Sink	B/I Shelves	

Client Remks: Welcome to 141 Riverdale Avenue, a stunning family home situated in the heart of prime Riverdale and within the highly sought-after Withrow School District. This beautifully renovated home is drenched in natural light, offering a perfect combination of charm, space, and modern functionality. Boasting three spacious bedrooms and four bathrooms, this home is designed with families in mind. The main floor features welcoming spacious principal rooms, a powder room, and a family room ideal for gatherings that make everyday living and entertaining a breeze. The family room includes a fireplace, custom built-ins and a walkout to a perfect backyard, ideal for playtime, gardening, or hosting gatherings. The sunlit primary bedroom offers wall-to-wall closets and a luxurious ensuite, providing a serene retreat. The fully finished basement adds exceptional value, complete with a cozy family room, a guest bedroom, a full bathroom, and a convenient walk-out. Outdoors, enjoy the charming covered front porch and a detached two-car garage with the opportunity to build a laneway house, adding incredible future potential. The laneway also serves as a fantastic space for kids to play, ride bikes, or gather with friends, making it an extension of the homes family-friendly appeal. Perfectly positioned with a 90 Walk Score, this home is just steps from the shops, restaurants, and cafes of both the Danforth and Gerrard Street. Withrow Park is right at your doorstep, and Riverdale Park is just a short stroll away, offering endless green spaces and recreational opportunities. Commuting is a breeze with TTC access within walking distance. This south-facing gem truly has it all a perfect family home in a vibrant, highly desirable neighbourhood. Don't miss the chance to make 141 Riverdale Avenue your forever home.

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


34 Strathcona Ave N
Toronto Ontario M4K 1K7

Toronto E01 North Riverdale Toronto

Taxes: \$8,676/2024**For:** Sale**Sold:** \$2,200,000**List:** \$1,989,000**Sold Date:** 05/28/2025**% Dif:** 111**SPIS:** N**Last Status:** SLD**DOM:** 8**Duplex****Fronting On:** N**Rms:** 9 + 3**Link:****Acreage:****Bedrooms:** 4 + 2

2 1/2 Storey

24.17 x 97 Feet

Washrooms: 4**Irreg:**1x4xMain, 1x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** Carlaw & Danforth **Directions:** Carlaw & Danforth**MLS#:** E12161749**PIN#:** 210620179


Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	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:	1919	Fireplace/Stove, Library, Park, Place Of		Farm/Agr:	
Yr Built Source:	MPAC	Worship, Public Transit, School		Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.25	x 5.35	Hardwood Floor	Double Closet	
2	Living	Main	16.01	x 12.24	Hardwood Floor	Fireplace	Picture Window
3	Dining	Main	9.74	x 8.01	Hardwood Floor	Open Concept	
4	Kitchen	Main	9.74	x 9.42	Hardwood Floor	W/O To Deck	
5	Br	Main	14.83	x 9.32	Hardwood Floor	Closet	4 Pc Ensuite
6	Living	2nd	14.4	x 10.07	Hardwood Floor	Fireplace	Picture Window
7	Kitchen	2nd	11.84	x 12.01	Hardwood Floor	W/O To Deck	
8	Br	2nd	10.6	x 8.66	Hardwood Floor	Greenhouse Window	
9	Br	3rd	12.83	x 18.01	Hardwood Floor	Double Closet	Picture Window
10	Br	3rd	10.99	x 12.5	Hardwood Floor	Closet	4 Pc Ensuite
11	Den	Bsmt	15.26	x 8.23	Ceramic Floor	Above Grade Window	Closet
12	Living	Bsmt	13.85	x 9.42	Vinyl Floor	Open Concept	
13	Br	Bsmt	10.04	x 8.43	Vinyl Floor	Double Closet	
14	Foyer	Bsmt	3.44	x 7.55	Vinyl Floor		

Client Remks: Welcome to 34 Strathcona! A rare Riverdale gem this spacious 2.5-storey solid brick detached duplex was originally a superb 5-bedroom single-family home, now thoughtfully configured to suit a variety of living arrangements. Perfectly positioned, just steps from Withrow Park and the vibrant Danforth, with Pape Subway and every convenience within walking distance. This property offers the best of city living in a charming, tree-lined neighbourhood. The inviting stone verandah with modern glass railings leads you into the main level unit, featuring 1+1 bedrooms, including a primary bedroom with original tin ceiling and a 4-piece ensuite bath. Enjoy a cozy wood-burning fireplace, hardwood floors, high ceilings, and a sun-filled living space that opens through sliding glass doors to a full-width deck and tranquil perennial garden oasis. The upper bi-level unit offers 3 generous sized bedrooms and 2 full 4-piece bathrooms. Highlights include hardwood flooring, a greenhouse window, and an atrium skylight that floods the staircase and hallway with natural light. The open-concept living/dining area walks out to a newly constructed private deck. A separate entrance leads to a well-appointed 1-bedroom in-law suite with a full 4-piece bath perfect for extended family or guests. Topping it all off is a rare double-car garage with lane access, a true Riverdale treasure. Don't miss this unique opportunity to own a versatile and character-filled property in one of Toronto's most sought-after neighbourhoods! Upgrades: dry wall throughout, thermal windows, home rewired 200 amp service, 3 separate meters, Roman Pisa European stone retaining wall in front garden, garage - concrete floor + new vinyl siding + garage roof stripped and replaced in Sept 2021. 112 ft 5" eavestrough + 5 down pipes, in 2021 on main house, installed private water connection from property line to supply line in basement 25mm copper service.

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



	146 Riverdale Ave		Sold: \$2,435,000		
	Toronto Ontario M4K 1C3		List: \$2,199,000		
	Toronto E01 North Riverdale Toronto				
	Taxes: \$9,420/2024		For: Sale		
	Sold Date: 04/16/2025		% Dif: 111		
	SPIS: N		DOM: 7		
	Last Status: SLD				
	Semi-Detached		Fronting On: N		Rms: 8 + 2
Link:		Acreage:		Bedrooms: 4 + 1	
3-Storey		19.92 x 137 Feet		Washrooms: 3	
		Irreg:		1x5x2nd, 1x4x3rd, 1x4xLower	
Dir/Cross St: Broadview and Riverdale		Directions: East off of Broadview			

MLS#: E12072516	PIN#: 210670088
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Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: 2024 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: Family Room		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown		Hydro: Phone: Municipal	
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 10.2	Pot Lights	Open Concept	Hardwood Floor
2	Dining	Main	15.06	x 12.37	Pot Lights	Bow Window	Hardwood Floor
3	Kitchen	Main	14.14	x 15.45	Renovated	Centre Island	Hardwood Floor
4	Family	Main	13.48	x 9.58	Open Concept	W/O To Deck	Hardwood Floor
5	Br	2nd	10.99	x 14.99	Double Closet	Juliette Balcony	Hardwood Floor
6	Br	2nd	13.85	x 15.32	Double Closet	Window	Hardwood Floor
7	Prim Bdrm	3rd	14.57	x 13.09	Double Closet	Window	Hardwood Floor
8	Br	3rd	11.12	x 8.04	Sliding Doors	Closet	Hardwood Floor
9	Living	Lower	15.26	x 7.91	Combined W/Kitchen	Pot Lights	Laminate
10	Kitchen	Lower	15.26	x 5.97	Stainless Steel Appl	Renovated	Laminate
11	Br	Lower	1141.73	x 921.92	Window	Large Closet	Laminate

Client Remks: Discover the epitome of Scandinavian-inspired elegance in this luminous 3-storey residence, nestled in the highly coveted Withrow School District. Designed by the award-winning architecture firm WAO, the home offers a serene and luxurious living experience that harmonizes with its surroundings. Bathed in natural light, it features large windows that accentuate its modern aesthetic. The interior boasts grand, spacious principal rooms, including a large family-sized kitchen designed for both day-to-day living and entertaining. The kitchen is equipped with high-end appliances, bespoke cabinetry, large centre island with breakfast bar, making it a chef's dream. The main floor family room, adjacent to the kitchen, provides a gathering space with direct access to the beautifully lit backyard, ideal for evening entertaining. The primary bedroom retreat offers privacy and luxury, featuring a spa-like ensuite with a steam shower. It is complemented by three generously sized bedrooms and another spa bathroom with unique finishes. The home includes a fully finished basement apartment with a separate entrance, offering flexible living arrangements or a potential income opportunity. Outside, the large, professionally landscaped backyard is a private retreat perfect for families, featuring large patio areas and potential for a garden suite, adding both value and utility. The charming exterior also features a covered front porch, perfect for enjoying quiet mornings and evenings in this peaceful neighborhood. With a 93 Walk Score, the residence is within walking distance to the vibrant shops, restaurants, and cafes of the Danforth and Gerrard St., and just steps from Withrow Park. This prime location offers a blend of urban convenience and tranquil parkside living, making it an ideal sanctuary for those seeking a sophisticated lifestyle in one of Toronto's most sought-after neighbourhoods. Experience comfort, style, and chic urban living at 146 Riverdale Avenue.

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


75 Riverdale Ave
Toronto Ontario M4K 1C2

Toronto E01 North Riverdale Toronto

Taxes: \$9,795.59/2025**For:** Sale**Sold:** \$2,505,000**List:** \$1,999,000**Sold Date:** 06/18/2025**% Dif:** 125**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

Fronting On: S**Rms:** 8**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

18 x 133.14 Feet

Washrooms: 4**Irreg:**1x3x3rd, 1x4x2nd, 1x2xMain,
1x4xLower**Dir/Cross St:** Riverdale Ave & Logan Ave**Directions:** Riverdale Ave is a one way street off Broadview Ave**MLS#:** E12226067**PIN#:** 210670452

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Year Built:	2003		Central Vacuum, Family Room, Fenced	Farm/Agr:	
Yr Built Source:	MPAC		Yard, Fireplace/Stove, Library, Park, Public	Oth Struct:	
Apx Sqft:	1500-2000		Transit, Rec Centre, School	Survey Type:	Available
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.59	x 10.76	Hardwood Floor	Fireplace	Combined W/Dining
2	Dining	Main	23.59	x 10.76	Hardwood Floor	Fireplace	Combined W/Living
3	Kitchen	Main	11.42	x 14.99	Hardwood Floor	Breakfast Bar	Open Concept
4	Family	Main	9.15	x 14.99	Hardwood Floor	O/Looks Backyard	Open Concept
5	2nd Br	2nd	12.17	x 14.99	Hardwood Floor	California Shutters	Closet
6	3rd Br	2nd	10.01	x 14.99	Hardwood Floor	W/O To Deck	Closet
7	Bathroom	2nd	11.19	x 8.1	4 Pc Bath	Marble Floor	Separate Shower
8	Prim Bdrm	3rd	13.75	x 11.32	Broadloom	3 Pc Ensuite	W/I Closet
9	Bathroom	3rd	7.09	x 6.99	3 Pc Ensuite	Marble Floor	Skylight
10	Common Rm	Lower	22.57	x 14.34	Broadloom	W/O To Garden	South View
11	4th Br	Lower	10.01	x 14.34	Broadloom	Closet	Window

Client Remks: This lovely 3 storey home is located on the iconic Riverdale Avenue, perfectly situated between Riverdale and Withrow Parks. As you walk in to the house you are greeted with an open concept main floor with a spacious living and dining room that leads to the south facing kitchen, a sun filled family room over looking the back yard and a main floor powder room. Upstairs you will find 2 large bedrooms, both with ample closet space. The south facing bedroom walks out to a private deck. Additionally there is a newly renovated 4 piece washroom with marble floors, custom vanity, a large glass walk-in shower and a free standing deep soaker tub. The third floor primary is a true retreat with two large closets with custom organizers, a renovated three piece washroom with a sky light, and a walkout to your own private sun drenched terrace. The third floor has been enclosed with custom glass wall and door and a ductless AC was installed in 2021 ensuring a comfortable temperature. The lower level features an additional bedroom, perfect for the overnight guests as well as a 4 piece washroom. The ground level recreation room is bright, inviting and a fabulous space for family hang-outs. From here you walk out to the professionally landscaped (2023) and low maintenance back yard with new stone work, astroturf and a natural gas BBQ hook up. Private parking is located in the 2 car garage with an additional space available in front of the garage, making for a total of 3 private parking spaces. The neighbourhood is easily one of the most sought after areas of the city, with excellent schools parks, shops, restaurants and TTC access. Grab a coffee at Rooster Coffee House and take in the view at Riverdale Park or a dip at the pool in the summertime. To the east is Withrow Park with an off leash dog area, hockey rink, baseball diamond and is filled families from the neighbourhood. This is the one you have been looking for! More Details on the Virtual Tour.

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