

	640 Pape Ave Toronto Ontario M4K 3S3 Toronto E01 North Riverdale Toronto		Sold: \$865,000 List: \$699,000				
	Taxes: \$6,680.99/2024 Sold Date: 03/13/2026		For: Sale % Dif: 124				
	SPIS: No Last Status: SLD DOM: 114						
	Att/Row/Twnhouse Link: 2-Storey		Fronting On: W Acreage: 12.8 x 100.15 Feet Irreg: 1x3xMain, 1x3x2nd, 1x3xLower Dir/Cross St: Danforth/Pape Directions: South of Danforth/west side of Pape				
MLS#: E12558190 Legal: PART LOT 8-9 PLAN 169E TORONTO AS IN CT737866							
PIN#: 210620456							
Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: No Apx Age: 100+ Year Built: 1921 Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Other, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:			
		Hydro: Phone: Municipal Sewers Unknown Unknown					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	38.25	x 10.99	Combined W/Dining	Wood Floor	Large Window
2	Dining	Main	38.25	x 10.99	Combined W/Living	Wood Floor	Open Concept
3	Kitchen	Main	38.25	x 10.99	Combined W/Dining	Wood Floor	Centre Island
4	Br	Main	15.32	x 10.93	Walk-Out	Wood Floor	Window
5	Br	Lower	20.24	x 10.24	West View	Wood Floor	Window
6	Rec	Lower	23.39	x 10.07	Open Concept	Wood Floor	Open Stairs
7	Living	2nd	22.34	x 11.25	Combined W/Dining	Wood Floor	W/O To Terrace
8	Dining	2nd	22.34	x 11.25	Combined W/Living	Wood Floor	Open Concept
9	Kitchen	2nd	22.34	x 11.25	Stainless Steel Appl	Wood Floor	Skylight
10	Br	2nd	10.43	x 11.32	Bay Window	Wood Floor	Closet
Client Remks: Step Into This Deceptively Spacious Mixed-Use Opportunity In Prime Riverdale! Rarely Offered, This End Unit Enjoys Maximum Exposure Along A Vibrant Corridor With A Constant Flow Of Both Vehicular And Pedestrian Traffic. The Building Features A Flexible Main-Level Retail/Live-Work Space With A Finished Lower Level - Perfect For Modern Businesses, Creative Studios, Or Even Comfortable Living. Upstairs, A Stylish One-Bedroom Apartment Brings In Ample Natural Light And Walks Out To A Large Private Terrace, Ideal For Entertaining Or Relaxing At Day's End. Parking Is Available Via The Laneway, With Room For Two Vehicles. Whether You're An Investor Looking To Elevate Your Portfolio, An Entrepreneur Seeking A High-Visibility Storefront, Or An End-User Wanting To Combine Home And Work Under One Roof, This Is A Rare Chance To Secure A Unique Property In One Of Toronto's Most Dynamic Neighbourhoods!							
Inclusions: Inc Stove (2), Fridge (2), Hoodfan (2), Dishwasher, Washer, Dryer, Window A/C Unit, Furnace(2024), All Bathroom Mirrors, All ELFs, All Blinds/Window Coverings.							
Listing Contracted With: <u>PSR</u> Ph: 416-360-0688							



648 Pape Ave Toronto Ontario M4K 3S3 Toronto E01 North Riverdale Toronto Taxes: \$5,724.14/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,038,000 List: \$799,000 For: Sale % Dif: 130
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 16.17 x 100 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Danforth Ave & Pape Ave Directions: 1 block south of Danforth Ave

MLS#: E13450330 **PIN#:** 210620452
Legal: PT LT 7 PL 169E TORONTO AS IN CA779779 S/T & T/W CA779779; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.07	x 10.04	O/Looks Frontyard
2	Dining	Main	14.73	x 11.48	Open Concept
3	Kitchen	Main	14.14	x 11.78	Open Concept
4	Prim Bdrm	2nd	14.4	x 12.73	Hardwood Floor
5	2nd Br	2nd	14.57	x 9.06	Hardwood Floor
6	3rd Br	2nd	11.09	x 8.63	O/Looks Backyard
7	Rec	Lower	28.9	x 13.42	Pot Lights
8	Laundry	Lower	11.61	x 7.78	

Client Remks: Your world is Riverdale. Your front door is on Pape. Step out the back, under the wisteria-covered pergola, through the laneway to the end of the street - and there you are at Withrow Park. Farmers market on Saturday morning, ball hockey in the afternoon, skating when the rink freezes. All of it, yours. Pape Station is four minutes away on foot. And somehow, it's quiet back there. Actually quiet. The kind of quiet you stop believing exists this close to everything. Inside, the ceilings are high and the energy is good, you can feel it even when the rooms are empty. Open flow, tons of light, a gas fireplace anchoring the space. This house has been filled with artists, musicians, and makers. Full of life, full of character, and ready for a little fresh love. Three spacious bedrooms and a 4-piece bath upstairs. Keep going and you hit the third-floor loft, its own world. It's been a beloved bedroom, coveted by everyone who's lived here. What will it be for you? The basement's hard work is already done, dug out, waterproofed, blank canvas ready. Someone gets to do the fun part. And then there's the laneway art space. Skylights pour light into a room built for creation - art, workshop, music, office, or something without a name yet. Rather have parking? It's yours to convert. The best neighbourhood, the best schools, the best Saturday mornings - usually you pay a premium just for the postal code. Here, you get all of it, and the house too.

Inclusions: Fridge, Stove, exhaust fan, built-in dishwasher, washer & Dryer

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



302 Bain Ave			Sold: \$1,085,500
Toronto Ontario M4J 1B8			List: \$799,000
Toronto E01 Blake-Jones Toronto			
Taxes: \$5,166/2025	For: Sale	% Dif: 136	
Sold Date: 05/10/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Att/Row/Twnhouse	Fronting On: N	Rms: 8 + 4	
Link:	Acreage:	Bedrooms: 2	
2-Storey	18.42 x 102 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Pape and Danforth Ave			
Directions: Pape South of Danforth and head East on Bain			

MLS#: E13076560 **PIN#:** 210490646
Legal: LT 13 PL 381E TORONTO CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Porch, Patio, Privacy, Deck Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Main	10.37	x 10.86	Stone Counter			
2	Dining	Main	15.03	x 14.73	Open Concept			
3	Living	Main	10.89	x 20.8	W/O To Deck	O/Looks Backyard		
4	Bathroom	Main	5.51	x 2.2	2 Pc Bath			
5	Prim Bdrm	2nd	15.03	x 10.89				
6	2nd Br	2nd	11.61	x 10.96	W/O To Deck	W/O To Patio	W/O To Balcony	
7	Bathroom	2nd	5.51	x 7.35	4 Pc Bath			
8	Family	Lower	15.03	x 24.54				
9	Bathroom	Lower	3.02	x 8.1	3 Pc Bath			

Client Remks: Lifestyle, Location, Lively and perfectly positioned to enjoy absolutely everything that comes with the proximity of this listing and being so close to "The Danforth". Cute, cozy and charming headline this charismatic end unit that offers an abundance of flexibility and opportunity. Over 1240 square feet of above ground space plus a finished bottom floor offered in this 2 bedroom (Lower level could easily be a 3rd bedroom option with the Updated 3-Piece), 3 bathrooms, a stunning open concept main floor that walks out to your private fenced backyard oasis (18.42' x 102' Lot) and quite possibly the headlining feature of the listing - The elevated walk out deck space from the second-floor bedroom! You will feel you are home from the moment you walk through the front door and set eyes on the impressive updated kitchen with stone counters, well laid out main floor featuring beautiful formal living & dining spaces and perfectly placed 2-piece powder room. The 2nd level presents 2 big bright bedrooms, a 4-piece bathroom and a private deck space walk out that will have you never wanting to leave! The X-Factor of the home could quite possibly be the bottom floor that offers a third bedroom option or family space completed with laundry and its very own 3-piece bathroom. The outdoor living space and utopic back yard setting provides the perfect backdrop to entertain family and friends or bask in the pure serene and tranquil setting. Phenomenal opportunity for first-time home buyers, young professionals, young families, investors looking to start or add to their portfolio, and everything in between. This lovely home and property has something for everyone. Walking distance to the very vibrant and famous Danforth Avenue, Pape Station, Parks, Schools, Shops, Cafes, and so much more. Everything that is Toronto and this incredible lifestyle is well within your reach and fingertips; Welcome to 302 Bain Avenue!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer - All Sold As Is

Listing Contracted With: EXP REALTY Ph: 866-530-7737



2 Egan Ave Toronto Ontario M4J 2Z3 Toronto E01 Blake-Jones Toronto Taxes: \$5,934.67/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$820,000 List: \$879,000 For: Sale % Dif: 93
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 24.9 x 86.11 Feet Irreg: 30.04x20.04x72.21x26.89x86.11x 8.04x22.6	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	
Dir/Cross St: Riverdale & Pape Directions: Riverdale & Pape			

MLS#: E12749590 **PIN#:** 210490823
Legal: PART LOT 63 PLAN M73 TORONTO PART 10, R2072 EXCEPT PART 1 ON EXPROPRIATION PLAN AT6501013 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 ON EXPROPRIATION PLAN AT6501013 AS IN AT6501013 CITY OF TORONTO2

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 19.39	Large Window	Laminate	Combined W/Dining
2	Dining	Main	16.9	x 19.39	Combined W/Living	Laminate	
3	Kitchen	Main	16.9	x 9.45			
4	Prim Bdrm	2nd	14.53	x 9.97	Closet	Window	Hardwood Floor
5	2nd Br	2nd	7.84	x 13.32	Window	Hardwood Floor	
6	3rd Br	2nd	8.73	x 8.1			
7	Rec	Bsmt	16.9	x 21.33			
8	Utility	Bsmt	16.86	x 18.7			

Client Remks: It's Finally here! This unique and rarely offered end-unit townhome-situated on the largest lot on the street has hit the market for the first time since 1964. Sitting on a quiet, tucked-away cul-de-sac and in the highly reputable Riverdale Collegiate Institute school district this property is rich with mid-century character and endless potential. This spacious home offers 3 generous bedrooms, a bright kitchen with a walkout to the backyard, and a large open-concept living/dining area ideal for family gatherings or. The large-sized basement with high ceilings is a standout feature-wide open and ready to be transformed into your dream recreation room, home gym, studio, or secondary suite. At the rear, enjoy 2 private parking spots accessed from a dead-end laneway with no through traffic, offering both peace and convenience. With extra yard space exclusive to this end unit behind and to left of the laneway, there's plenty of room for gardening, entertaining, or future outdoor upgrades. Homes like this-rare, spacious, and full of opportunity-don't come up often. Don't miss your chance to own a one-of-a-kind property in a truly special pocket of the neighbourhood. Perfectly situated "In the Middle of Everything East," this home places you steps from Withrow Park, and moments to Leslieville, Greektown, and Riverdale, with unbeatable access to highways and transit.

Inclusions: Fridge, Stove, Washer, Dryer. All ELFS.
Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131



683 Broadview Ave Toronto Ontario M4K 2P4 Toronto E01 North Riverdale Toronto		Sold: \$905,000 List: \$899,000
Taxes: \$6,311.71/2025	For: Sale	% Dif: 101
Sold Date: 02/20/2026		
SPIS: No	Last Status: SLD	DOM: 30
Semi-Detached	Fronting On: W	Rms: 10
Link:	Acreage:	Bedrooms: 5
Other	18.83 x 100 Feet	Washrooms: 5
	Irreg:	2x3xMain, 2x3x2nd, 1x3x3rd
Dir/Cross St: Broadview Ave/ Bloor St E Directions: Broadview Ave/ Bloor St E		

MLS#: E12720600 **PIN#:** 210640110
Legal: PCL 5-1 SEC M278; LT 5 E/S BROADVIEW AV PL M278 TORONTO; LT C E/S BROADVIEW AV PL M278 TORONTO ; T/W A ROW OVER LT W PL M278; S/T A ROW OVER LT C PL M278; LT 6 & LT W PL M278 FORMING A PASSAGEWAY FOR THE USE AND ENJOYMENT OF THE OWNERS AND LAWFUL OCCUPANTS OF SAID LT 5 AND THE ADJOINING LT 6; TORONTO , CITY OF TORONTO

Kitchens: 3	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Drive: None	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Phone:
Heat: Other / Gas	Tot Prk Spcs: 0	Water: Municipal
A/C: None	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Family Room	Waterfront:
Apx Sqft: 1500-2000	Interior Feat: Other	Retirement:
Roof: Unknown		HST Applicable to Included In
Foundation: Unknown		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Builders, Renovators, And Investors!? Looking For Your Next Project With Endless Potential? Look No Further. Situated In The Highly Sought-After North Riverdale Neighborhood, This 2 and 3/4 Stories Semi-Detached Home Offers Unparalleled Convenience Just Minutes, Schools, Trendy Shops, Parks, And Transit. Set On A Deep Lot In A Family Friendly Area, This Property Provides A Rare Opportunity To Renovate Or Completely Reimagine A Home In One Of Toronto's Most Desirable Urban Communities. The Existing Structure Offers A Spacious Layout With Plenty Of Natural Light And Character Details Waiting To Be Restored Or Transformed. While The Home Requires Significant Updates And Repairs, The Prime Location, Lot Size, And Redevelopment Potential Make This An Outstanding Opportunity For Those With Vision And Creativity. Bring Your Plans And Imagination Your Next Great Project Begins Here In North Riverdale!					
Listing Contracted With: ACCSELL REALTY INC. Ph: 416-477-2300					



99 Riverdale Ave Toronto Ontario M4K 1C2 Toronto E01 North Riverdale Toronto Taxes: \$7,196/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,290,000 List: \$999,000 For: Sale % Dif: 129
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.83 x 137 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Broadview and Riverdale Directions: One way east of Broadview

MLS#: E13152638

PIN#: 210670114

Legal: PLAN M267 LOT 10 LOT I

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Brick Front Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.71	x 11.22	Hardwood Floor	Window	O/Looks Dining
2	Dining	Main	14.47	x 10.66	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	13.32	x 10.66	Renovated	Centre Island	W/O To Yard
4	Prim Bdrm	2nd	15.09	x 11.68	Hardwood Floor	Picture Window	Closet
5	2nd Br	2nd	11.88	x 9.81	Hardwood Floor	Window	Closet
6	3rd Br	2nd	12.76	x 11.19	Vinyl Floor	O/Looks Backyard	
7	Utility	Bsmt	37.3	x 21.03	Unfinished	3 Pc Bath	

Client Remks: There's something truly special about this stretch of Riverdale. The tree lined streets. The sense of community. Kids playing in the parks. Neighbours who actually know each other. Morning walks to the Riverdale Perk for coffee, evenings spent catching sunsets at Riverdale Park, and weekends enjoying everything this incredible east end neighbourhood has to offer. Welcome to one of Riverdale's most coveted streets. Offered for the first time in over 55 years, this wide 2 storey semi detached home is filled with warmth, character, and timeless charm. A home that has been loved and cared for by the same family for generations, and now ready for its next chapter. Inside, high ceilings, hardwood floors throughout, and an abundance of natural light create an inviting feeling from the moment you walk through the door. The beautifully renovated modern kitchen features quartz countertops, a centre island, and brand new stainless steel appliances, all perfectly designed for everyday living and entertaining alike. Walk out to a deep south facing private backyard oasis, fully fenced and drenched in sunlight. The kind of outdoor space families dream about. Upstairs offers 3 spacious bedrooms and a gorgeous renovated spa inspired 4 piece bathroom. Every room feels bright, airy, and welcoming. And the location? It simply doesn't get much better. Situated within 3 of the area's top school catchments: Withrow Avenue Public School, Earl Grey Senior Public School, and Riverdale Collegiate. Just steps to Withrow Park, Riverdale Park, incredible local shops, cafes, restaurants, transit, and everything that makes Riverdale one of Toronto's most beloved communities. With a Transit Score Of 100, Bike Score Of 92 & Walk Score Of 86, this is true city living where daily errands, parks, schools, coffee shops, and restaurants are all just a short stroll away. A rare opportunity to put down roots on one of the nicest streets in Riverdale.

Inclusions: New Gas Stove, New Frigidaire Double Door Fridge, New Built-in Dishwasher. Washer, GB&E, Electric Light Fixtures. HWT.

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



34 Tennis Cres Toronto Ontario M4K 1J3 Toronto E01 North Riverdale Toronto Taxes: \$6,913.47/2026 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,317,500 List: \$1,049,000 For: Sale % Dif: 126
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 15.75 x 75 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2x3rd	Dir/Cross St: Broadview & Tennis Directions: Broadview & Tennis

MLS#: E13449296 **PIN#:** 210650041
Legal: PLAN 471E PT LOT 30

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Built-In Oven, Countertop Range, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.73	x 13.32	Brick Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	11.75	x 10.93	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	9.22	x 11.38	Granite Counter	French Doors	Stainless Steel Appl
4	Br	2nd	9.12	x 11.48	O/Looks Garden	Broadloom	North View
5	Prim Bdrm	2nd	13.98	x 12.96	4 Pc Ensuite	Brick Fireplace	Bay Window
6	Br	3rd	17.49	x 13.48	Sliding Doors	Skylight	

Client Remks: Tucked away on a quiet tree-lined crescent in North Riverdale, this 2.5 storey semi-detached home blends historic character with thoughtful modern updates. The open-concept main floor is designed for everyday living and easy entertaining. Hardwood floors, a beautiful brick fireplace, and a classic bay window set the tone. A dedicated dining room sits perfectly between the living room and kitchen, creating an easy flow for gatherings. The chef's kitchen features granite counters, refreshed cabinetry, premium stainless steel appliances, generous storage, and a breakfast bar for casual meals and conversation. A skylit staircase leads to the second floor, where the primary suite feels more boutique hotel than bedroom, complete with its own brick fireplace, bay window, custom built-ins, walk-in closet, and 4-piece ensuite. A second bedroom overlooks the rear garden and works well as a nursery, home office, or guest room. The entire third floor is a bright loft retreat with soaring skylights, an ensuite bath, and future rooftop deck potential for a private treetop escape. The full unfinished basement includes laundry and excellent storage, with clear potential for future use. Upgrades include brand-new central air conditioning and a high-performance washer and dryer. Outdoor living is seamless with front and rear decks, plus a beautifully landscaped backyard that feels like a private urban oasis for summer dining, morning coffee, or quiet retreat. Located in the coveted Withrow School and Riverdale Collegiate catchments. Steps to Riverdale Park East, skyline views, tennis courts, pool, cafes, bakeries, restaurants, and the Danforth. Transit is effortless with 504/505 streetcars nearby, the Bloor-Danforth subway within walking distance, and the future Ontario Line at Gerrard and Carlaw adding long-term connectivity and value.

Inclusions: French Door Samsung S/S Fridge (2024), KitchenAid S/S Stove (2026), KitchenAid Stovetop (2026), Bosch S/S Dishwasher, Built-In Panasonic S/S Microwave (2026), A/C Condenser Unit (2024), GE Front Loading Washer & Dryer (2026), Built-In Shelves and Cupboards, All Electric Light Fixtures.

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



455 Broadview Ave Toronto Ontario M4K 2N3 Toronto E01 North Riverdale Toronto		Sold: \$1,280,000 List: \$1,070,000
Taxes: \$6,213.68/2025	For: Sale	% Dif: 120
Sold Date: 04/23/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 5 + 1
Link:	Acreage:	Bedrooms: 2 + 1
3-Storey	16.71 x 83.22 Feet	Washrooms: 2
	Irreg:	1x3x3rd, 1x2x2nd
Dir/Cross St: Broadview / S Of Danforth		
Directions: South Of Danforth, North of Gerrard St East		

MLS#: E13008016	PIN#: 210670204
Legal: P1679 Ptl01Rp66R7019	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.2	x 13.02	Laminate	Double Closet	Access To Garage
2	3rd Br	Ground	12.2	x 13.02	Broadloom	Glass Block Window	Sunken Room
3	Living	2nd	12.66	x 12.07	Fireplace	Sliding Doors	W/O To Deck
4	Dining	2nd	12.66	x 11.91	Hardwood Floor	Open Concept	O/Looks Living
5	Kitchen	2nd	13.19	x 12.43	Centre Island	Eat-In Kitchen	O/Looks Park
6	Prim Bdrm	3rd	15.65	x 12.6	Hardwood Floor	W/W Closet	O/Looks Park
7	2nd Br	3rd	13.16	x 12.7	Hardwood Floor	Fireplace	Picture Window

Client Remks: Upgrade Your Lifestyle In The Heart Of Riverdale With This Freehold Townhome. Perfect For Those Looking To Transition From Condo Living To More Space And Independence, Or For Downsizers Seeking A Low-Maintenance Home Without The Burden Of Fees. A Thoughtful Blend Of Comfort, Style, And Ease In One Of Toronto's Most Walkable Neighbourhoods. Step Inside To Hardwood Floors And A Functional Living Space Complete With A Wood-Burning Fireplace And Walk-Out To A Private, Easy-Care Backyard, Ideal For Relaxing Or Entertaining. The Renovated Chef's Kitchen Features Heated Floors, A Centre Island, And An Eat-In Area Overlooking Riverdale East Park. The Upper Level Features Two Light-Filled Bedrooms With Hardwood Floors, Including One With A 2nd Wood Burning Fireplace And Built-In Book Shelves, While The Stunning Skylit Bathroom With A Sleek Elongated Vanity And Oversized Glass Shower Creates A Spa-Like Retreat. And Wait, There Is More.....The Ground Level Adds Valuable Flexibility With An Additional Room (Approximately 7Ft Ceiling) Ideal As A Third Bedroom, Home Office, Or Creative Space, Along With Direct Access To The Built-In Garage For Added Everyday Convenience. An Unbeatable Location Steps To Riverdale Park, The Rooster Cafe, And Transit At Your Doorstep. This Home Delivers The Perfect Balance Of Lifestyle And Convenience. A Must See.

Inclusions: Gas Burner & Equipment, Central Air Conditioning & Equipment, All Window Coverings, All Electric Light Fixtures, Fridge, Dual Fuel Gas Stove, Built-In Dishwasher, Stackable Washer & Dryer, Broadloom Where Laid.

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



241 Bain Ave Toronto Ontario M4K 1G2 Toronto E01 North Riverdale Toronto Taxes: \$7,315/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,350,000 List: \$1,099,000 For: Sale % Dif: 123
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 20.42 x 108 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x1xLower	Dir/Cross St: East of Carlaw Directions: Bain and Carlaw

MLS#: E12995214 **PIN#:** 210610264
Legal: PT LT 10 PL 634 CITY EAST AS IN CT634095 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sitting	Main	10.24	x 6.33	Window	Combined W/Living	Vinyl Floor
2	Living	Main	9.84	x 11.25	Combined W/Sitting	Vinyl Floor	
3	Dining	Main	9.84	x 10.24	Window	Formal Rm	Vinyl Floor
4	Kitchen	Main	11.42	x 14.07	Eat-In Kitchen	Updated	W/O To Yard
5	Prim Bdrm	2nd	15.49	x 10.76	Closet	Window	Hardwood Floor
6	2nd Br	2nd	9.84	x 8.99	Window	Closet	Hardwood Floor
7	3rd Br	2nd	11.52	x 8.01	His/Hers Closets	Window	Hardwood Floor
8	Laundry	Lower	15.58	x 22.51			
9	Other	Lower	11.68	x 13.68			

Client Remks: 241 Bain Avenue presents a rare opportunity to own a character filled home in the heart of Prime Riverdale, thoughtfully updated, move in ready, and offering an exceptional blend of charm, space, and functionality. Set on a desirable south facing lot, the home is filled with natural light throughout the day and offers the added convenience of parking, a valuable feature in this neighbourhood. The main floor is both inviting and practical, featuring exposed brick, beautiful floors, large picture windows, and high ceilings that enhance the bright, airy feel. A generous, family sized dining room is ideal for entertaining, while the layout flows seamlessly for everyday living. The spacious vintage eat-in kitchen, also accented with exposed brick, offers warmth, character, and ample room to gather. Upstairs, high ceilings continue on the second floor, where three well proportioned bedrooms provide comfortable living, including a spacious primary. A functional layout throughout ensures ease of use. Located just steps from Withrow Park and a short walk to Danforth Avenue, this is one of the most sought-after pockets in the city and within the coveted Pape Public School district. Enjoy access to parks, cafes, restaurants, shops, and everyday amenities, all within minutes of your front door. Transit is seamless with the Gerrard streetcar providing a direct route downtown, a 15-minute walk to both Chester Station and Pape Station, walking distance to the future Ontario Line, and quick access to the Don Valley Parkway and the Gardiner Expressway. A special home in one of Toronto's most coveted neighbourhoods, offering the perfect balance of character, light, convenience, and community.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures.

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



430 Jones Ave Toronto Ontario M4J 3G3 Toronto E01 Blake-Jones Toronto Taxes: \$4,283/2025 Sold Date: 04/26/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,149,000 List: \$1,149,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.58 x 120 Feet Irreg:	Rms: 13 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x2xBsmt	Dir/Cross St: Jones and Danforth Directions: Jones and Danforth

MLS#: E13031602 **PIN#:** 210490394
Legal: PT LT 15 PL 514 TORONTO AS IN; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Insulbrick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Public Transit Exterior Feat: Deck Interior Feat: Other	Zoning: Cable TV: Hydro: Yes Gas: Yes Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Open Floor Plan Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.19	x 13.55	Hardwood Floor	Combined W/Dining
2	Dining	Main	13.62	x 10.3	Hardwood Floor	Combined W/Living
3	Kitchen	Main	16.57	x 11.58	Hardwood Floor	Combined W/Dining Combined W/Sitting
4	Sitting	Main	6.33	x 11.58	Hardwood Floor	Combined W/Kitchen
5	Mudroom	Main	6.07	x 13.55	Tile Floor	Picture Window
6	Prim Bdrm	2nd	13.71	x 13.42	Hardwood Floor	B/I Closet Picture Window
7	2nd Br	2nd	12.14	x 7.78	Hardwood Floor	Window
8	3rd Br	2nd	10.33	x 11.58	Hardwood Floor	Window
9	Bathroom	2nd	7.25	x 5.94	Tile Floor	Window
10	Rec	Bsmt	39.11	x 14.5	Broadloom	Combined W/Laundry
11	Utility	Bsmt	6.73	x 5.02	Concrete Floor	Combined W/Rec
12	Laundry	Bsmt	6.36	x 11.65	Broadloom	Combined W/Rec
13	Bathroom	Bsmt	6.63	x 6.36	Tile Floor	Combined W/Rec

Client Remks: Move-in ready. A rare turnkey opportunity in one of Toronto's most desirable east-end pockets. This stunning, fully renovated home impresses from the moment you walk in, featuring soaring 9.5 ft ceilings and an exceptional sense of space throughout. Thoughtfully redesigned with both style and function in mind, the home also offers a rare 13'x6'front mudroom - a highly sought after feature that adds everyday convenience and a polished first impression. At the heart of the home is a beautifully renovated kitchen, showcasing modern finishes, custom millwork cabinetry, and all new appliances, including a fridge, gas stove, and panel ready dishwasher. Designed to be both functional and visually striking, it seamlessly anchors the main living space perfect for entertaining or everyday living. A newly introduced 8 foot west facing sliding glass door transforms the rear of the home, flooding the interior with natural light throughout the day and creating a warm, inviting atmosphere. Step outside to your private backyard oasis and enjoy golden hour evenings and stunning sunset views. Major capital upgrades are already complete: new furnace (2026), new roof (2025), new plumbing, all-new windows throughout, and all new electrical throughout, offering true peace of mind and long-term value. Perfectly positioned just steps to transit, with the best of Greektown and Leslieville dining, cafes, shopping, and vibrant city living at your doorstep. Don't miss this exceptional opportunity.

Inclusions: All electric light fixtures, washer, dryer, fridge, stove, and dishwasher - See schedule B.

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



124 Langley Ave Toronto Ontario M4K 1B5 Toronto E01 North Riverdale Toronto Taxes: \$7,269.39/2025 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,510,000 List: \$1,198,000 For: Sale % Dif: 126
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.58 x 120 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Broadview Ave & Gerrard St E Directions: Broadview Ave & Gerrard St E

MLS#: E12912630 **PIN#:** 210670167
Legal: Plan M274 Lots 6 & B

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles, Membrane, Tile Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.98	x 10.99	Eat-In Kitchen	Stainless Steel Appl	W/O To Deck
2	Living	Main	11.98	x 9.97	Hardwood Floor		
3	Dining	Main	12.99	x 11.98	Hardwood Floor		
4	Prim Bdrm	2nd	14.99	x 9.97	Closet	Hardwood Floor	
5	2nd Br	2nd	11.98	x 8.99	Closet	Hardwood Floor	
6	3rd Br	2nd	12.99	x 10.99	O/Looks Backyard	Window	Hardwood Floor
7		Bsmt	14.99	x 40.98			

Client Remks: North Riverdale Gem! Lovely 2-storey, 3-bedroom semi-detached home with high ceilings on the main floor and hardwood flooring throughout. Renovated eat-in kitchen features stainless steel appliances, generous cabinetry, ceramic flooring, and sliding glass doors to a large deck, private fenced backyard, and a walkway to a detached garage with one-car parking. Bright principal rooms, comfortable bedrooms, and a practical layout for everyday living, including almost 700 sq feet of space in the high ceiling basement where additional living space can be added. Unbeatable location close to Withrow Park, Riverdale Park, Schools, shopping on the Danforth, and Queen St E, TTC, and excellent local restaurants. A Family-friendly neighbourhood with a strong sense of community.

Inclusions: All Stainless Steel Appliances; Fridge, Stove, Dishwasher, Microwave. Washer/Dryer. Window Coverings, All Electric Light Fixtures.

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



51 Harcourt Ave Toronto Ontario M4J 1J3 Toronto E01 Blake-Jones Toronto		Sold: \$1,600,000 List: \$1,279,000	
Taxes: \$6,983/2026		For: Sale	% Dif: 125
Sold Date: 06/05/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Semi-Detached	Fronting On: S	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 2 + 1	
3-Storey	19 x 110.01 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x3rd, 1x3xLower	
Dir/Cross St: Pape and Danforth Directions: One way West from Jones			

MLS#: E13175328 **PIN#:** 210480287
Legal: PT LT 15 BLK C PL 826, PART 2 66R31377 CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Heat Pump / Electric A/C: Other Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	2nd	15.94	x 15.85	Hardwood Floor Fireplace
2	Kitchen	2nd	14.34	x 8.17	O/Looks Dining O/Looks Living
3	Dining	2nd	12.86	x 12.2	Hardwood Floor W/O To Balcony
4	Prim Bdrm	3rd	15.22	x 12.96	Hardwood Floor Double Closet
5	Br	3rd	15.22	x 11.35	Hardwood Floor Double Closet
6	Living	Main	16.04	x 10.3	Open Concept Fireplace
7	Kitchen	Main	14.83	x 13.94	Eat-In Kitchen W/O To Deck
8	Rec	Lower	19	x 14.37	Ceramic Floor Fireplace
9	Br	Lower	14.04	x 12.43	W/W Closet W/O To Garden

Client Remks: Good things come in twos on Harcourt. Two self-contained, design-forward suites. Two distinct lifestyles under one roof. Live in one, share with family, or claim the whole thing for yourself and never look back. The beauty here is having options, and having them in pairs. The upper suite unfolds dramatically over two airy levels with floor-to-ceiling windows, authentic exposed brick, and a wide-open layout that actually lives the way people want to live. The kitchen overlooks the dining and living room anchored by a wood-burning fireplace, while a discreet laundry/storage room keeps things practical. The private deck with gas BBQ hookup makes for easy entertaining. Upstairs you'll find two generous bedrooms with ample closet space, a 4pc bath, and a skylight that pours in natural light. The lower, two-level suite proves the sequel may be even better than the first. A dramatic floor-to-ceiling bay window with motorized blinds floods the space with light, while high ceilings, clean lines, and clever storage bring style and substance. The kitchen means business with a 36" Thermador gas range, built-in drawer microwave, wine nook, breakfast peninsula, and eat-in area that doubles as a home office. A tucked-away powder room and built-ins keep things sleek. Walk out to the south-facing deck with its own gas BBQ hookup, then head downstairs where heated floors and a wood-burning fireplace warm a sprawling rec room that's perfect for movie nights, work-from-home life, or both. A second laundry is tucked under the stairs, while beyond sits a spa-inspired bath and generous bedroom with a walkout to the fully fenced backyard. Outside, charming low-maintenance gardens and rare two-car laneway parking make city living easy. Withrow Park is practically your backyard, while the Danforth, Leslieville, Line 2 subway, bike lanes, cafes, restaurants, and top-rated Frankland School are all moments away. Smart, stylish, adaptable. A very good idea, twice over.

Inclusions: All appliances, light fixtures and window coverings as per schedule C.

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



42 Dingwall Ave Toronto Ontario M4J 1C3 Toronto E01 Blake-Jones Toronto Taxes: \$6,666/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,550,000 List: \$1,295,000 For: Sale % Dif: 120
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 17.67 x 96 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Pape/Danforth Directions: Pape/Danforth

MLS#: E13082994 **PIN#:** 210490571
Legal: PT LT 7 PL 380E TORONTO AS IN CA811906; S/T & T/W CA811906; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Library, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.94	x 3.94	
2	Living	Main	16.27	x 15.19	B/I Shelves Fireplace Combined W/Dining
3	Dining	Main	8.1	x 12.4	Combined W/Living Window Hardwood Floor
4	Kitchen	Main	15.81	x 10.1	W/O To Deck Breakfast Bar Pot Lights
5	2nd Br	2nd	12.01	x 15.29	W/I Closet Bay Window 4 Pc Bath
6	3rd Br	2nd	10.1	x 10.1	Closet Window 4 Pc Bath
7	Prim Bdrm	3rd	25.2	x 15.09	W/O To Sundeck B/I Closet
8	Family	Lower	20.11	x 10.1	Pot Lights Window 4 Pc Bath
9	Laundry	Lower	13.09	x 15.19	
10	Utility	Lower	7.09	x 6.4	

Client Remks: Ding Ding Dingwall. Original character still intact, smart updates where they matter, and spaces that feel collected over time. This is the kind of home that sticks with you. A vintage fireplace and exposed brick anchor the main floor, with built-ins that feel like they've always been there. Clean sightlines flow to a kitchen that leans deliciously European. Three proper bedrooms, a basement you'll actually use, a deck you'll overuse, and two parking spots your fellow Torontonians will quietly envy. Days tend to end in Withrow Park, which is big enough to feel like an escape and active enough to keep things exciting. A street with no through traffic means kids play freely, neighbours stop to chat, and there's a rhythm to the seasons. Halloween nights, Easter egg hunts, spontaneous get-togethers that turn into tradition. Everything is close, nothing feels inconvenient, and it won't take long before you're a regular at some of the neighbourhood's best spots. Schools you'll feel good about, now with French immersion in the mix. Easy in and out of the city with transit nearby, quick access to the DVP, and a future relief line that only adds to the long-term value. Nothing overdone. Nothing missing.

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



28 Frizzell Ave Toronto Ontario M4K 1H9 Toronto E01 North Riverdale Toronto Taxes: \$6,704/2025 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 9		Sold: \$1,536,500 List: \$1,295,000 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.25 x 105 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: pape and Danforth Directions: east off Carlaw		

MLS#: E13188634 **PIN#:** 210620054
Legal: PCL 6-1 SEC M155; PT LT 6 N/S FRIZZELL AV PL M155 TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscaped, Porch, Patio Interior Feat: Water Heater, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
---	--	--

Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Stylish Riverdale living just steps to Withrow Park. Beautifully renovated and thoughtfully updated, this exceptional 3+1 bedroom, 2 bathroom home offers the perfect blend of character, comfort, and functionality in one of Toronto's most coveted family neighbourhoods. The bright and inviting main floor is designed for effortless everyday living and entertaining, featuring a sun-filled living room anchored by a charming wood-burning fireplace. The renovated kitchen offers excellent storage and workspace, with patio doors opening to the rear deck and beautifully landscaped backyard-perfect for summer dining, entertaining, and seamless indoor-outdoor living. Upstairs, three well-proportioned bedrooms and an updated family bathroom provide ideal accommodations for growing families. The fully finished lower level adds outstanding versatility, with a bright recreation space filled with natural light, ideal for entertaining, movie nights, or family hangouts, plus an additional bedroom or home office. A welcoming front porch and professionally landscaped front garden create exceptional curb appeal, while the rare convenience of two-car laneway parking adds tremendous value. Unbeatable location just steps to Withrow Park, top-rated schools, the Danforth, shops, restaurants, transit, and all the charm that makes Riverdale so beloved. A turnkey family home in the heart of prime Riverdale.					
Inclusions: fridge, gas range, exhaust hood, dishwasher, washer (as-is) dryer, electric light fixtures, window coverings, shed					
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000					



111 Withrow Ave Toronto Ontario M4K 1C8 Toronto E01 North Riverdale Toronto Taxes: \$7,269/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,515,000 List: \$1,298,000 For: Sale % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.83 x 137.08 Feet Irreg:	Rms: 6 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Broadview Ave and Withrow Ave Directions: N/A

MLS#: E12989228 **PIN#:** 210670052
Legal: PCL 10-1 SEC M248; LT 10 S/S WITHROW AV PL M248 TORONTO; LT 11 S/S WITHROW AV PL M248 TORONTO T/W A ROW OVER LT 12 PL M248; S/T A ROW OVER LT 11 PL M248. THE SAID TWO LOTS 11 AND 12 CONSTITUTING A COMMON SIDE ENTRANCE FOR THE HOUSES ON EITHER SIDE THEREOF; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Shingle Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit, River/Stream, School Exterior Feat: Deck, Landscaped, Patio, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Shed None Unknown
--	---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.29	x 11.29	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Ground	15.55	x 18.41	Hardwood Floor	B/I Closet	Combined W/Living
3	Kitchen	Ground	9.88	x 9.61	Sliding Doors	Stainless Steel Appl	Hardwood Floor
4	Prim Bdrm	2nd	15.55	x 13.29	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	8.76	x 14.67	Hardwood Floor	W/I Closet	Large Window
6	Family	Lower	15.52	x 17.42	Finished	Laminate	Above Grade Window
7	3rd Br	Lower	9.28	x 7.58	3 Pc Ensuite	Laminate	Finished
8	Laundry	Lower	7.45	x 7.02	Window		
9	Utility	Lower	8.69	x 5.41			

Client Remks: Smart contemporary design, clean lines, and maximized use of space. Welcome to 111 Withrow Avenue. This beautifully rebuilt home blends modern style with thoughtful craftsmanship in one of Toronto's most sought-after neighbourhoods. The interior was completely reconstructed from the studs and joists, while the exterior has been carefully renewed to ensure decades of comfortable, low-maintenance living. Inside, a bright open-concept layout features rich hickory hardwood floors throughout the main and second levels, freshly painted interiors, and newly rebuilt staircases that complement the home's contemporary style. The kitchen and dining area flow seamlessly for everyday living and entertaining, enhanced by an oversized dining room window that fills the space with natural light. Two beautifully renovated bathrooms include heated floors, and the plumbing has been fully updated with a back-flow valve for added peace of mind. The finished lower level offers high-quality laminate flooring, newer windows, ample storage, and a newer walk-up providing easy backyard access. This level features a comfortable entertainment area and a bedroom with an ensuite washroom. Major mechanical systems have also been upgraded with a new furnace, air conditioner, and hot water tank - One year old and fully owned. The outdoor space is equally impressive. Mature perennial gardens enhance the front and back yards, while two backyard patios provide ideal spaces for relaxing and entertaining. A newer deck includes a natural gas BBQ hookup, and a custom-built shed offers excellent storage. Located in prime North Riverdale within the coveted Withrow School catchment and just steps to Withrow Park and Riverdale Park East, with an easy walk to the Danforth and its cafes and shops. A rare opportunity to own a thoughtfully rebuilt home in one of Toronto's most beloved neighbourhoods.

Inclusions: LG Stainless Steel appliances: gas stove, fridge, dishwasher. SS Ispira range fan. LG washer/dryer. All ELF's and all window treatments. Includes 4th generation Nest Thermostat. On-street permit parking available; monthly rate is \$23.08 + HST (confirm with city).

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



42 Garnock Ave Toronto Ontario M4K 1M2 Toronto E01 North Riverdale Toronto Taxes: \$7,269/2025 Sold Date: 02/14/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,725,000 List: \$1,349,000 For: Sale % Dif: 128
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 17.92 x 101 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Logan and Danforth Directions: Between Logan and Hampton

MLS#: E12782650 **PIN#:** 210630203
Legal: PLAN 81E PT LOT 35

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Carpet Free	Zoning: residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 10.79	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	13.65	x 10.2	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	14.5	x 11.91	Eat-In Kitchen	W/O To Yard	
4	Prim Bdrm	2nd	14.44	x 13.06	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	13.19	x 9.84	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.32	x 7.84	Parquet Floor	O/Looks Backyard	
7	4th Br	3rd	14.17	x 12.96	Hardwood Floor	Closet	Window
8	5th Br	3rd	12.93	x 8.83	Hardwood Floor	Closet	O/Looks Backyard
9	Rec	Bsmt	20.93	x 14.86	Laminate	Window	4 Pc Bath
10	Utility	Bsmt	27.66	x 10.93	Combined W/Laundry		

Client Remks: Live on one of Riverdale's most coveted tree-lined streets, just steps to Withrow Park and in the heart of the Frankland Community School district, this solid brick 3-storey semi is the one families wait for. Five generous bedrooms, Two full bathrooms, A finished lower level with separate entrance. Two car parking. Inside, the home is filled with warmth, original charm, and natural sunlight that pours in from morning to night. Spacious principal rooms invite gathering. The upper levels offer flexibility for growing families, home offices and guests. Here is where kids walk to school, afternoons are spent in the park, and everything you love about the East End is just steps away. An unbeatable location.

Inclusions: Fridge, stove, built-in dishwasher, washer and dryer, GB&E, CAC, electric light fixtures

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



94 Hazelwood Ave Toronto Ontario M4J 1K5 Toronto E01 Blake-Jones Toronto Taxes: \$5,542.54/2025 Sold Date: 04/20/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,300,000 List: \$1,379,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.25 x 115 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x4xMain, 2x3xUpper	Dir/Cross St: PAPE & DANFORTH Directions: E OF PAPE, SOUTH OF DANFORTH

MLS#: E12950476 **PIN#:** 210480100
Legal: PT LT 11 CON 1 FTB TWP OF YORK AS IN CA505340; S/T & T/W CA505340

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Awnings, Deck, Landscaped, Porch Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.97	x 13.12	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	6	x 13.12	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	13.22	x 12.04	Pantry	W/O To Deck	Granite Counter
4	Prim Bdrm	Upper	12.27	x 11.45	Hardwood Floor	Large Window	Closet
5	2nd Br	Upper	13.29	x 8.23	Hardwood Floor	Window	Closet
6	3rd Br	Upper	13.02	x 7.91	Hardwood Floor	Window	Closet
7	Rec	Bsmt	24.21	x 12.96	Laminate	Open Concept	

Client Remks: This stunning beauty delivers 3 bedrooms, 3 bathrooms, and a spacious rec area in the basement with it's own bathroom. Approximately 1,300 square feet above grade. The main floor is an entertainer's dream, featuring an opened concept layout boasting a lovely kitchen with a party sized breakfast bar, gas stove, granite counters, stainless steel appliances, pot light lighting, and the coveted combination of a main-floor full washroom, (perfect for multi-gen families) and double front hall closet. Upstairs, the king-size primary bedroom boasts a built-in closet, while the second bedroom impresses with a built-in closet plus the convenience of a large hallway closet. The main floor office nook, perfect for family downtime or working from home. Rec room in the basement can function as another bedroom or in-law suite. Outside, enjoy a fenced backyard, large deck, and private parking. Upgrades include Hardwood floors on main & 2nd, Updated Stairs & Railings. Porch & Deck upgraded to composite. Added Landscaping, Vinyl siding with insulation on side and back of house. New front door + new Front & Dining room windows. Upgraded all light fixtures. Zebra blinds throughout. Many USB plugs and screw less light covers throughout. Upgraded Eavestrough with gutter guards, soffits & Fascia. Situated in the sought-after Frankland school district and just steps to the subway, shops, and restaurants, this home blends luxury, lifestyle, and unbeatable convenience in the heart of Pape/Danforth. Note: clever garbage bin storage under the porch.

Inclusions: Stainless Steel Appliances (Fridge, Stove, Dishwasher, Microwave/Exhaust), Lg Full Size Washer/Dryer, All Window Coverings, All Existing Light Fixtures. Built in closets, Shed.

Listing Contracted With: ZOLO REALTY **Ph:** 416-898-8932



36 Hazelwood Ave Toronto Ontario M4J 1K5 Toronto E01 Blake-Jones Toronto		Sold: \$1,738,000 List: \$1,389,000	
Taxes: \$7,473/2025		For: Sale	% Dif: 125
Sold Date: 01/27/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Semi-Detached	Fronting On: N	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.25 x 115 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x3x2nd, 1x3xBsmt	
Dir/Cross St: Danforth Ave & Pape Ave		Directions: S of Danforth Ave	

MLS#: E12720312 **PIN#:** 210480117
Legal: PT LT 22-23 BLK A PL 826 CITY EAST PARTS 2 & 3, 63R4145; S/T & T/W CA599032; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: Carport / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit Interior Feat: None	Zoning: With R.O.W (see Sched C) Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 9.74	Picture Window	Tile Floor	Combined W/Dining
2	Dining	Main	12.43	x 10.2	Open Concept	Tile Floor	Combined W/Living
3	Kitchen	Main	16.96	x 9.94	Granite Counter	Breakfast Bar	Tile Floor
4	Family	Main	15.49	x 11.61	Tile Floor	W/O To Yard	Electric Fireplace
5	Prim Bdrm	2nd	15.39	x 11.38	W/I Closet	3 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	9.45	x 7.64	Window	Hardwood Floor	
7	3rd Br	2nd	10.7	x 10.93	Bay Window	Vaulted Ceiling	Hardwood Floor
8	Rec	Bsmt	19.88	x 10.7	Heated Floor	Pot Lights	Open Concept
9	Br	Bsmt	15.09	x 9.81	3 Pc Bath	Separate Rm	

Client Remks: This upscale Riverdale stunner delivers 3+1 bedrooms, 4 bathrooms, and a dramatic sunken family room with a fireplace, all enhanced by a rare three-storey rear addition that creates an open, airy feel across approximately 1,620 square feet above grade. The main floor is an entertainer's dream, featuring a massive chef's kitchen with a Sub-Zero fridge, double ovens, gas cooktop, granite counters, stainless steel appliances, a party-sized breakfast bar, reverse osmosis water system, LED lighting, and the coveted combination of a main-floor powder room and double front hall closet. Upstairs, the king-size primary retreat boasts a luxurious ensuite and walk-in closet as well as wall to wall built-in closets and drawers, while the second bedroom impresses with a built-in king-size bed, wall-to-wall closets, and vaulted ceilings, plus the convenience of second-floor laundry. The professionally lowered basement offers exceptional ceiling height, heated floors in the rec room and office-perfect for family downtime or working from home. Another room in the basement can function as another bedroom or potential storage space. Outside, enjoy a fenced backyard, large deck, and private parking with a carport with electric car charger and garage door. Situated in the sought-after Frankland school district and just steps to the subway, shops, and restaurants, this home blends luxury, lifestyle, and unbeatable convenience in the heart of Pape/Danforth. This one is truly a keeper! Note: clever garbage bin storage under the porch and if you took down the carport you could park 2 small cars.

Inclusions: Sub-Zero Fridge, Thermador stove w/ gas stove top & double ovens, Fridge Drawers & Wine Fridge, Bosch Dishwasher, washer & dryer, reverse osmosis water filter system. Central Vac and attachments. All window hardware & blinds. Front bedroom built-in bed. Shed. Basement TV unit, bay window curtains, All ELFs. Furnace & AC. Level 2 electric car charger.

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



491 Broadview Ave Toronto Ontario M4K 2N4 Toronto E01 North Riverdale Toronto Taxes: \$7,028.09/2025 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,630,000 List: \$1,389,000 For: Sale % Dif: 117
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19.58 x 113.17 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xLower	Dir/Cross St: Broadview and Withrow Directions: South of the Danforth

MLS#: E12779252 **PIN#:** 210670279
Legal: PT LT 1-2 PL 578 CITY EAST AS IN CT801403 S/T & T/W CT801403; S/T EXECUTION 92-010034, IF ENFORCEABLE; S/T EXECUTION 92-013350, IF ENFORCEABLE; S/T EXECUTION 98-016513, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.32	x 12.6	Fireplace	Open Concept	Hardwood Floor
2	Dining	Main	13.48	x 13.25	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	11.91	x 15.68	Renovated	W/O To Deck	Hardwood Floor
4	Br	2nd	15.85	x 11.91	W/I Closet	Bow Window	Hardwood Floor
5	Br	2nd	12.01	x 8.92	Window	Hardwood Floor	
6	Prim Bdrm	3rd	16.77	x 15.75	W/O To Deck	Fireplace	Hardwood Floor
7	Sitting	3rd	16.77	x 10.04	B/I Bookcase	Large Window	Hardwood Floor
8	Rec	Lower	9.74	x 10.07	Pot Lights	Window	3 Pc Bath
9	Office	Lower	7.68	x 8.33	Sauna		
10	Laundry	Lower	4	x 11.75	W/I Closet	B/I Shelves	
11	Utility	Lower	7.35	x 14.67			

Client Remks: A rare offering in the coveted Withrow School District and in the heart of Prime Riverdale, 491 Broadview Ave. sits directly across from the beloved expanses of Riverdale Park, offering breathtaking, unobstructed views of the city skyline and one of Toronto's most iconic green spaces. Beautifully renovated and thoughtfully designed, this home blends timeless charm with modern comfort throughout. The main floor is exceptionally spacious, featuring rich hardwood floors and large picture windows that draw in abundant natural light and showcase stunning sunsets over Riverdale Park. A cozy wood-burning fireplace anchors the space, and the functional layout flows seamlessly into an updated, generously sized family kitchen with ample storage and a walk-out to a private garden - perfect for summer dining and quiet mornings alike. The second floor offers two bright and spacious bedrooms along with a large, well-appointed family bathroom. The third-floor primary suite is truly special: a grand, airy retreat with sweeping city views, a gas fireplace, and a walk-out to a large private deck - an ideal spot to unwind and enjoy the peaceful treetop surroundings. The finished lower level provides flexible family space, ideal for a media room, playroom, home gym, or office. Here, every day feels like living in a postcard. Riverdale Park, directly across the street, offers year-round recreation with its swimming pool, tennis courts, playground, sports fields, baseball diamond, skating rink, and access to scenic Don Valley trails. With an exceptional Walk Score of 91, you're just minutes from vibrant shops, cafes, and restaurants along the Danforth and Gerrard St. East, a short walk to Broadview Station, and enjoy quick access to the DVP for easy commuting. Beautifully updated, thoughtfully laid out, and set against one of the city's most enchanting park and skyline backdrops - 491 Broadview Ave. is a truly exceptional opportunity in one of Toronto's most cherished neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Deep freezer, All electric light fixtures, All window coverings, Bathroom mirrors, Two wooden planter third floor deck, Two wooden Muskoka chairs in back of garden and bench.

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



26 Sparkhall Ave Toronto Ontario M4K 1G5 Toronto E01 North Riverdale Toronto Taxes: \$7,646/2025 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,753,000 List: \$1,399,000 For: Sale % Dif: 125
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 17.75 x 95 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Broadview and Sparkhall Directions: Between Broadview and Ingham

MLS#: E13004030 **PIN#:** 210650135
Legal: PLAN 764 PT LOT 11 PT LOT 12

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 12.4	Hardwood Floor	Crown Moulding	Window
2	Dining	Main	14.73	x 12.01	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	13.32	x 10.83	Renovated	Centre Island	W/O To Yard
4	2nd Br	2nd	9.28	x 12.11	Hardwood Floor	Bay Window	Closet
5	3rd Br	2nd	12.93	x 9.09	Hardwood Floor	Double Closet	Window
6	4th Br	2nd	8.63	x 11.19	Hardwood Floor	Window	
7	Prim Bdrm	3rd	28.74	x 14.3	Hardwood Floor	W/O To Deck	Large Closet
8	Rec	Bsmt	34.55	x 10.83	Laminate	3 Pc Bath	Window

Client Remks: There's a reason people fall in love with Riverdale and never leave. It's the kind of neighbourhood where you actually know your neighbours. Where you walk to the Danforth on a Tuesday night because the pasta at that place is too good to resist, or you grab your coffee and wander up to Riverdale Park just because you can. That park - if you know, you know. People come from all over the city to catch those sunsets. The skyline laid out in front of you, the whole city glowing. It's one of those Toronto moments that never gets old. And when you live on Sparkhall, it's just part of your evening. That's the life this address gives you. Now step inside. The main floor wraps you in warmth immediately, refinished hardwood floors, a fireplace in the living room, exposed brick that adds all the character you'd hope for in a Riverdale home. The kitchen has been beautifully renovated with a centre island, quartz countertops, a stunning backsplash, and brand new top-of-the-line stainless steel appliances. It's the kind of kitchen that makes you want to cook, host, and linger. Walk out from here to your private, fully fenced backyard. Four full levels of beautifully finished living space. Four spacious bedrooms. Two renovated bathrooms. A high, finished basement that works as whatever you need it to be, a rec room, office, gym, all of the above. And then there's the third floor. An open-concept loft primary bedroom with soaring ceilings, exposed brick, skylights flooding the space with natural light and your own private fenced deck up in the treetops. It feels like a retreat. A genuinely peaceful, beautiful space that happens to be right in the heart of one of the city's most beloved neighbourhoods. Laneway parking for two cars with the potential to build a laneway house. In Riverdale. That's not nothing. Withrow PS catchment. Earl Grey Senior Public. Riverdale Collegiate.

Inclusions: New S/S Gas Stove, New S/S Fridge, New B/I Dishwasher. Washer and Dryer, Electric Light Fixtures, GB&E, CAC, CVAC. HWT OWNED (2023). See feature sheet in attachments for full list of renovations.

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



11 1/2 Sparkhall Ave			Sold: \$1,520,000		
Toronto Ontario M4K 1G4			List: \$1,399,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$7,752.01/2025		For: Sale	% Dif: 109		
Sold Date: 02/19/2026					
SPIS: No	Last Status: SLD	DOM: 8			
Semi-Detached	Fronting On: S	Rms: 6 + 2			
Link:	Acreage:	Bedrooms: 3			
2-Storey	20.33 x 113 Feet	Washrooms: 1			
	Irreg:	1x4x2nd			
Dir/Cross St: Danforth/Broadview			Directions: Danforth/Broadview		

MLS#: E12780332 **PIN#:** 210650157
Legal: PT LT 8 PL 764 CITY EAST AS IN CA654932; S/T CA654932; CITY OF TORONTO;

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air, Heat Pump / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Park, Public	Retirement:
Apx Sqft: 1100-1500	Transit, School	HST Applicable to Included In
Lot Size Source: MPAC	Interior Feat: Carpet Free	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: 2025 POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.19	x 13.62	Hardwood Floor	Recessed Lights	Large Window
2	Dining	Main	16.17	x 13.32	Hardwood Floor	Recessed Lights	Large Window
3	Kitchen	Main	14.57	x 11.94	Eat-In Kitchen	Custom Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	15.06	x 10.73	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	12.96	x 11.19	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	12.07	x 9.25	Hardwood Floor	Large Window	South View
7	Utility	Bsmt	24.18	x 16.4	Above Grade Window	Combined W/Laundry	Laundry Sink
8	Rec	Bsmt	15.03	x 13.29	Above Grade Window		

Client Remks: Recently renovated and ready for you to move in and enjoy! This oversized, stunning semi-detached home with 2 parking spots checks all the boxes!! From the moment you open the door, this home impresses. The Living and Dining rooms feature stunning hardwood flooring, recessed lighting, vaulted ceilings and tons of natural light. The eat-in kitchen with high-end porcelain counters, stainless steel appliances, and a walkout to the garden is the perfect place to enjoy a family meal or cook for a crowd! The upstairs in this home doesn't fail to impress and features not one but 3 large bedrooms with hardwood flooring throughout, a renovated bathroom, soaring ceilings and a view of the CN Tower! The fully fenced-in backyard is quiet and private - ready for you to enjoy a lovely morning coffee or an evening relaxing. The home features Pella windows throughout, a recently installed Heat Pump and 2 parking spots accessed through a rear lane. Just steps to the Danforth, the best schools in the neighbourhood (if not the east end - just steps to Withrow Public and Montcrest!) and the TTC.

Inclusions: Refrigerator, Stove, Range Hood, Built-in Dishwasher, Washer, Dryer, Heat Pump, Gas Furnace, Electric light fixtures.

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-637-8000



36 Fenwick Ave Toronto Ontario M4K 3H3 Toronto E01 North Riverdale Toronto Taxes: \$7,925.45/2025 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,900,000 List: \$1,450,000 For: Sale % Dif: 131
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.17 x 118 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 2 1x4xLower, 1x3x2nd	Dir/Cross St: Danforth and Pape Directions: Fenwick and Logan

MLS#: E13026588 **PIN#:** 210620315
Legal: Pt Lt 50-51 Pl 9E Toronto As In Ca516479;

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, Carpet Free, Floor Drain, Storage, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.44	x 9.51	Hardwood Floor	Heated Floor	Combined W/Dining
2	Dining	Main	10.83	x 10.83	Hardwood Floor	Heated Floor	Window
3	Kitchen	Main	14.76	x 9.84	Hardwood Floor	Heated Floor	
4	Family	Main	12.47	x 9.84	Hardwood Floor	Heated Floor	W/O To Garden
5	Prim Bdrm	2nd	13.78	x 13.45	Hardwood Floor	Heated Floor	Large Window
6	2nd Br	2nd	12.47	x 8.53	Hardwood Floor	Heated Floor	Window
7	Nursery	2nd	6.89	x 6.56	Hardwood Floor	Heated Floor	
8	3rd Br	2nd	10.17	x 9.84	Hardwood Floor	Heated Floor	Window
9	Rec	Lower	16.73	x 13.45	Laminate	Recessed Lights	Window
10	Laundry	Lower	5.91	x 2.62			
11	Den	Lower	12.8	x 9.84	Laminate	Recessed Lights	Window

Client Remks: Set on a quiet, tree-lined street just moments from Withrow Park and the vibrant Danforth, this beautifully renovated Edwardian residence (circa 1910) offers that rare and unmistakable sense of "home". The home has been thoughtfully expanded with a two-storey rear addition, creating a bright, open kitchen and family room that naturally becomes the centre of everyday life. Sunlight pours in, doors slide open to the garden, and the flow from indoors to out makes everything from weeknight dinners to weekend gatherings feel effortless. The kitchen is designed for both beauty and function, featuring a full suite of Bosch appliances including an induction cooktop and double wall ovens, all set within a layout that simply works. Behind the walls, the home has been upgraded with intention: knob-and-tube wiring fully replaced (2018), spray foam insulation from basement to roofline, and a high-efficiency NTI boiler powering radiant in-floor heating throughout via a WarmBoard system-offering a level of comfort you feel the moment you walk in. Upstairs, light-filled bedrooms and a skylight create calm, private retreats, with an additional bedroom added through the rear addition. The finished lower level (2019) adds flexibility with a bonus space- perfect for extra storage or working from home, full bathroom with heated floor, laundry, and a spacious recreation room for growing families or hosting guests. Set in one of the east end's most connected neighbourhoods, where kids play in the laneway and everything you need is just a short stroll away-from parks and top local shops to cafes, the Subway, and the Don Valley trails. A rare offering where design, comfort, energy-efficiency and community align-complete with future possibility for expanded rear parking or a laneway suite.

Inclusions: All Existing drapery rods; curtains in Primary bedroom; All existing light fixtures; Two (2) IKEA wardrobes in lower level; Samsung washer and dryer; Two (2) Bosch wall ovens; All existing open shelving in Kitchen; Bosch range hood; Bosch induction cooktop; Panasonic microwave; Bosch fridge; Bosch built-in dishwasher; Heated towel bar in main bath; Bbq; Hooks in front entry; Wyze doorbell; Combi boiler system (owned); NTI boiler (owned); Comfortstar Air Conditioner (owned)

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



97 SPARKHALL Ave Toronto Ontario M4K 1G7 Toronto E01 North Riverdale Toronto Taxes: \$8,325/2025 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 12		Sold: \$1,465,000 List: \$1,479,000 For: Sale % Dif: 99
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.75 x 91.5 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x2xGround, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Danforth & Broadview Directions: Danforth & Broadview		

MLS#: E13105548	PIN#: 210660343
Legal: PT LT 19 PL 685 CITY EAST AS IN CT97827; T/W CT97827; CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to this spacious and well-maintained 2-storey semi-detached home in the highly sought-after North Riverdale community, offering approximately 2,617 sq ft of total living space and an exceptional blend of comfort, functionality, and urban convenience. Ideally located just steps from Danforth & Broadview, this home features a bright and practical main floor layout with a generous living room, formal dining area, and a large kitchen with adjoining family room-perfect for everyday living and entertaining. The upper level offers four well-sized bedrooms, including a spacious primary retreat, ideal for growing families. The fully finished walkout basement includes a self-contained 1-bedroom unit with separate entrance, kitchen, bathroom, and laundry, providing excellent potential for rental income or multi-generational living. Enjoy unbeatable access to some of Toronto's best amenities, including a short walk to Riverdale Park East with iconic skyline views, minutes to Broadview Subway Station (Line 2) for quick downtown access, nearby streetcar routes (504, 505, 506), and vibrant Danforth (Greektown) offering restaurants, cafes, and shopping. With close proximity to the DVP, Gardiner Expressway, Lakeshore Blvd, and Don Valley trails, this location offers exceptional connectivity and lifestyle. Situated in one of Toronto's most desirable neighbourhoods known for strong demand, excellent walkability, and family-friendly appeal, this property is ideal for families, professionals, and investors seeking long-term value and growth potential. A copy of the survey is attached, and the property benefits from a right of way to the rear garage located between 99 and 101 Sparkhall Avenue, providing convenient access. The existing garage is currently not in functional condition; however, it presents a future opportunity for restoration, allowing potential for rear parking.					
Listing Contracted With: CENTURY 21 PROPERTY ZONE REALTY INC. Ph: 647-910-9999					



76 Sparkhall Ave		Sold: \$1,600,000	
Toronto Ontario M4K 1G6		List: \$1,489,000	
Toronto E01 North Riverdale Toronto			
Taxes: \$7,269.39/2026		For: Sale	% Dif: 107
Sold Date: 02/10/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: N	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	17.75 x 91.5 Feet	Washrooms: 2	
	Irreg:	1x5x2nd, 1x3xLower	
Dir/Cross St: Danforth Broadview Directions: E of Broadview S of Danforth			

MLS#: E12756894		PIN#: 210660104	
Assignment: No		Fractional Ownership: No	
Legal: Pt Lt 9 Pl 761 City East As In Ca234833; S/T & T/W		Vacant Land Condo: No	
Kitchens: 1 + 1	Exterior: Board/Batten / Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Apartment / Finished / Full / Sep Entrance	Drive: Lane	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Clear View, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	Retirement:	N
Year Built: 1913	Exterior Feat: Landscaped, Patio, Privacy	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: Guest Accommodations, In-Law Suite	Sale Price:	
Apx Sqft: 1100-1500		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	Garden Shed
Roof: Asphalt Shingle		Survey Type:	None
Foundation: Concrete Block, Poured Concrete		Spec Desig:	Unknown
Assessment: 2026 POTL: N			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.08	x 14.83	Hardwood Floor	Fireplace	Stained Glass
2	Dining	Main	14.99	x 10.83	Hardwood Floor	Open Concept	B/I Bar
3	Kitchen	Main	14.99	x 10.83	Hardwood Floor	Breakfast Bar	B/I Desk
4	Prim Bdrm	2nd	14.99	x 14.76	Hardwood Floor	Bay Window	B/I Closet
5	2nd Br	2nd	11.52	x 10.17	Hardwood Floor	Window	B/I Closet
6	3rd Br	2nd	10.5	x 8.23	Hardwood Floor	Window	Walk-Out
7	4th Br	3rd	16.99	x 14.83	Broadloom	Vaulted Ceiling	Open Concept
8	Laundry	Lower	10.01	x 4.89	Separate Rm	Wood Floor	
9	Kitchen	Lower	7.41	x 7.22	Above Grade Window	Wood Floor	B/I Appliances
10	Living	Lower	14.99	x 14.21	Above Grade Window	Broadloom	
11	Br	Lower	14.99	x 14.21	Above Grade Window	Broadloom	

Client Remks: A true Riverdale storybook home. Set on one of the neighbourhood's most beloved tree-lined streets, this beautifully preserved four-bedroom Victorian blends timeless charm with thoughtful updates, creating a home that feels both special and effortlessly livable. Morning coffee begins on the inviting front porch, overlooking lush perennial gardens as the neighbourhood quietly comes to life. Inside, the living room glows around a stunning original fireplace - the perfect backdrop for cozy evenings, holiday gatherings, and everyday moments. The home flows naturally into an expansive dining area made for long dinners and celebrations, while the oversized kitchen offers rare functionality with a built-in office nook, walk-in pantry, and endless storage for real life. Downstairs, a separate entrance leads to a self-contained suite - ideal for in-laws, a nanny, guests, a peaceful work-from-home setup, or valuable income potential. Out back, the garden unfolds into a private urban retreat with a tranquil seating and BBQ area, framed by cascading perennials and the convenience of laneway parking. The second floor offers three generous bedrooms, including one with a private balcony overlooking the back garden - a quiet escape for morning sun and evening breezes. The third floor is a bright loft and additional bedroom or office, offering the perfect hideaway for creativity, work, rest or additional storage. Steps to multiple parks, top-rated schools, cafes, all modes of public transport and the vibrant Danforth, this is more than a house - it's a lifestyle, a neighbourhood, and a place to put down roots. Had to add some summer photos as well as you can not see the gardens through this snow!!

Inclusions: S/S Fridge, Gas Stove, Dishwasher. Wash, Dry, Elfs, 2 New Garden Sheds. Exterior Weeping Tile/Damp proofing 2011 Mud Monkeys with Warranty. Updated Plumbing & Electrical, Newer Roofing. Hi-Efficiency Furnace (2022) (R), Great Inspection Report. Laneway Report allowing a 2 storey 650 sq ft dwelling. This could be office, gym, additional income endless possibilities.

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



57 Bowden St			Sold: \$1,760,000		
Toronto Ontario M4K 2X3			List: \$1,499,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$8,189.38/2025		For: Sale	% Dif: 117		
Sold Date: 06/26/2026					
SPIS: No	Last Status: SLD	DOM: 2			
Semi-Detached	Fronting On: E	Rms: 8			
Link:	Acreage:	Bedrooms: 4			
3-Storey	18.17 x 145 Feet	Washrooms: 3			
	Irreg:	1x5x2nd, 1x4x3rd, 1x3xLower			
Dir/Cross St: Bowden Street & Danforth Avenue					
Directions: Bowden Street & Danforth Avenue					

MLS#: E13484410 **PIN#:** 210630043
Legal: PT LT 7 PL 7E TORONTO AS IN CA609282; S/T & T/W CA609282; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air, Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Park, Place	Retirement:
Apx Sqft: 1500-2000	Of Worship, Public Transit, River/Stream,	HST Applicable to Included In
Roof: Shingles, Membrane	School	Sale Price:
Foundation: Concrete	Interior Feat: Floor Drain, Built-In Oven,	Farm/Agr:
Assessment: POTL:	Water Heater Owned	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0			
2	Living	Main	14.34	x 11.94	Open Concept	W/O To Deck	Pot Lights
3	Kitchen	Main	16.44	x 8.3	Open Concept	Breakfast Area	Stainless Steel Appl
4	Dining	Main	11.91	x 10.63	Fireplace	Large Window	Formal Rm
5	Family	2nd	18.04	x 14.96	Pot Lights	Fireplace	W/O To Balcony
6	Prim Bdrm	2nd	12.07	x 11.55	Double Closet	Large Window	O/Looks Backyard
7	2nd Br	3rd	15.03	x 11.84	Closet	O/Looks Frontyard	Semi Ensuite
8	3rd Br	3rd	15.03	x 11.58	Closet	O/Looks Backyard	Semi Ensuite
9	Rec	Lower	16.31	x 12.63	Open Concept	Pot Lights	Window
10	Laundry	Lower	13.68	x 9.09	Tile Floor	B/I Shelves	Led Lighting

Client Remks: Welcome to historic Bowden Street in the heart of North Riverdale. This impressive 2-1/2 storey residence offers approximately 1,832 sq. ft. above grade, delivering exceptional space, function, and versatility in one of Toronto's most sought-after neighbourhoods. Set on a remarkable 145-ft.-deep lot, the home offers a rare amount of outdoor space, with the kitchen and main living areas flowing seamlessly to a private backyard retreat-ideal for everyday living and entertaining. Inside, a thoughtfully designed layout maximizes comfort and functionality. The open-concept kitchen and living area serve as the heart of the home, featuring an induction cooktop (2025), premium stainless steel Bosch appliances, and a contemporary design that blends style with practicality. The living room offers a walkout to the deck and beautifully landscaped garden, creating an ideal setting for indoor-outdoor living. The formal dining room is enhanced by a large window that fills the space with natural light, creating a warm and inviting atmosphere. The upper levels feature well-proportioned bedrooms and two full bathrooms, including a luxurious 5-piece bath with a double vanity, soaker tub, and walk-in shower. The renovated 3rd floor (2023) offers two bedrooms connected by a modern bathroom, along with custom-designed closets with built-in that provide stylish and practical storage. The lower level adds valuable living space with comfortable ceiling height, a spacious laundry room, abundant storage, and a convenient 3-piece bathroom. Blending charm with practicality, this home offers a rare opportunity for families seeking space, character, and privacy in North Riverdale. Just minutes from the vibrant Danforth, residents enjoy easy access to boutique shops, restaurants, cafes, Chester Subway Station, the King streetcar, Withrow Park, excellent schools, and all the amenities that make Riverdale one of Toronto's most beloved neighbourhoods.

Inclusions: Stainless steel fridge, Stainless steel Bosch dishwasher, Stainless steel Bosch built-in microwave, Stainless steel Bosch oven, Induction cooktop, Bosch washer and dryer, Projector and Screen, Doorbell camera, Backyard camera, Window coverings, All ELF's, Furnace, A/C, One (1) split A/C wall unit, Tankless water heater, Central vacuum system (as-is condition), Two fireplaces (as-is condition) See Schedule B.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355



77 Dearbourne Ave			Sold: \$1,700,000
Toronto Ontario M4K 1M6			List: \$1,499,000
Toronto E01 North Riverdale Toronto			
Taxes: \$8,754.95/2025		For: Sale	% Dif: 113
Sold Date: 04/14/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: S	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	20.3 x 83 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x4xBsmt	
Dir/Cross St: Broadview & Danforth		Directions: Broadview & Danforth	

MLS#: E12963320 **PIN#:** 210640061
Legal: PCL 5-1 SEC M320; LT 5 S/S DEARBOURNE AV PL M320 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Full / Sep Entrance / Walk-Up / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Rectangular Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit Exterior Feat: Privacy, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 11.84	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	11.75	x 11.02	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	15.19	x 14.44	Hardwood Floor	W/O To Deck	Renovated
4	Prim Bdrm	2nd	14.4	x 11.48	Hardwood Floor	Closet Organizers	Ensuite Bath
5	2nd Br	2nd	7.74	x 8.17	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.99	x 8.17	Hardwood Floor	Closet	Window
7	4th Br	3rd	18.37	x 14.6	Hardwood Floor	Skylight	W/O To Roof
8	Family	Bsmt	18.93	x 13.91	Vinyl Floor	Finished	Window
9	5th Br	Bsmt	11.15	x 9.84	Finished	Closet	Window
10	Powder Rm	Main	6.79	x 1.9	2 Pc Bath	Hardwood Floor	Porcelain Sink

Client Remks: Welcome to 77 Dearbourne Avenue, a magnificent home set on one of Riverdale's most coveted streets. This elegant and meticulously designed home offers exceptional space and functionality, across four finished levels. The open concept main floor is designed for everyday living and entertaining, featuring a large custom kitchen with high-end appliances, Caesarstone countertops, a center island and a walkout. A dedicated dining area accommodates a full-sized table, while the main floor powder room adds a level of convenience rarely found in homes of this era. The lower level stands out with impressive ceiling height and a full second kitchen. With a separate entrance, this space easily functions as a comfortable family room, or as a self-contained nanny or in-law suite. Upstairs, the home continues to impress with well-proportioned bedrooms and the added convenience of second floor laundry. The third floor offers a stunning, oversized bedroom retreat, ideal as a primary suite, workspace, or private escape. The rear garden is designed for low-maintenance outdoor living, featuring a slate patio, an updated deck with Ipe boards, glass railings, and a natural gas BBQ. A distinctive red brick wall creates a rare sense of privacy, making the space ideal for relaxed evenings and outdoor dining. Located just steps to the Danforth, everyday essentials, the subway, and both Riverdale and Withrow Park, this home offers the very best of Riverdale living.

Inclusions: All existing window coverings and electric light fixtures. All appliances, including Fisher and Paykel Fridge, Bertazzoni gas range (as-is), Bertazzoni hood vent, Bosch dishwasher, Napoleon gas fireplace, Nest thermostat, Samsung stackable washer and dryer, LG stackable washer and dryer, Frigidaire stainless steel fridge, Whirlpool dishwasher, Frigidaire range.

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



529 Logan Ave Toronto Ontario M4K 3B3 Toronto E01 North Riverdale Toronto Taxes: \$7,247/2025 For: Sale % Dif: 111 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 7		
Sold: \$1,725,000 List: \$1,549,000		
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 18.92 x 110 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Logan and Gerrard Directions: North of Logan		

MLS#: E12814314 **PIN#:** 210600144
Legal: PT LT 5-6 PL 834 TORONTO AS IN CA645935; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 12.99	Window	Fireplace	Hardwood Floor
2	Dining	Main	10.07	x 13.16	Window	Hardwood Floor	
3	Kitchen	Main	11.75	x 16.4	Renovated	Eat-In Kitchen	W/O To Yard
4	Br	2nd	15.85	x 13.48	Window	Large Closet	Hardwood Floor
5	Br	2nd	10.17	x 12.01	Window	Closet	Hardwood Floor
6	Br	2nd	11.75	x 8.83	Window	Hardwood Floor	
7	Prim Bdrm	3rd	15.85	x 24.57	Window	Pot Lights	Laminate
8	Rec	Lower	10.4	x 15.75	Window	Pot Lights	Laminate
9	Br	Lower	10.01	x 11.32	3 Pc Bath	Large Closet	Laminate
10	Laundry	Lower	4.99	x 9.42	Undermount Sink	B/I Shelves	Laminate
11	Utility	Lower	7.35	x 12.01			

Client Remks: If Riverdale had a signature home...this would be it. Beautifully renovated with an effortless sense of style, this quintessential Riverdale home combines character, warmth and thoughtful design in a way that makes every space feel special. The main floor is bright, inviting and wonderfully functional, featuring rich hardwood floors, large picture windows and a fireplace with incredible potential that instantly sets the tone. Generous living and dining areas flow naturally for both everyday living and entertaining, creating a space that feels comfortable, connected and full of light. The renovated kitchen offers gorgeous cabinetry, stainless steel appliances and quartz countertops, with a walk-out to the garden that makes indoor-outdoor living an easy part of daily life. Upstairs, you'll find four beautifully appointed bedrooms, each with its own charm and sense of calm, along with a stylish main family bathroom. The spacious primary bedroom offers a peaceful retreat, while the additional rooms provide the versatility modern families need. The fully finished lower level, with its separate entrance, feels like an extension of the main home, complete with a renovated bathroom, a generous family room and a guest bedroom ideal for visitors, in-laws or a nanny suite. A rare detached two-car garage adds tremendous value and flexibility. With a 97 Walk Score, this location is exceptional - a short walk to the Danforth and Leslieville and just steps from Withrow Park, the heart of the neighbourhood. Spanning nearly 20 acres, the park offers tennis courts, ball diamonds, a sports field, playgrounds, open lawns, mature trees, a well-loved off-leash dog area, a seasonal farmers' market and an outdoor skating rink in winter. Cafes, restaurants, boutiques and top schools are all close by. Walk to Chester Station or take the Gerrard streetcar downtown. Quick access to the DVP and Gardiner makes commuting effortless. A stylish, welcoming home in Prime Riverdale at its most authentic.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, All electric light fixtures, Bathroom mirrors, Hot water tank owned.

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



631 Logan Ave Toronto Ontario M4K 3C2 Toronto E01 North Riverdale Toronto Taxes: \$5,997.23/2025 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,851,210 List: \$1,549,000 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.42 x 75 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x2xLower	Dir/Cross St: Logan/Withrow Directions: Logan/Withrow

MLS#: E13116990 **PIN#:** 210610108
Legal: PT LT 7 PL 707 CITY EAST AS IN CA729266; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nestled in the heart of Riverdale, 631 Logan is a truly rare offering where the frontage feels almost twice as wide thanks to its premium corner setting. Framed by lush gardens and mature greenery, the home immediately evokes a sense of calm that's hard to find in the city. The front yard is a gardener's dream, while the side yard - larger than most backyards in Riverdale - feels like your own private urban retreat, perfect for slow mornings, summer dinners, and gatherings that spill effortlessly outdoors. And when guests arrive? Skip the endless circling of one-way streets with your own private double driveway, known to accommodate up to four cars when entertaining (between us). Inside, high ceilings, rare side windows (that flood the space with natural light), and smoked white oak flooring create a warmth that feels both elevated and inviting. The renovated kitchen offers generous prep and cooking space, designed equally for quiet weeknight dinners and lively evenings with friends. Upstairs, you'll find two bright bedrooms with a bathroom thoughtfully positioned in between, while both bedrooms offer something so often missing in homes: proper closets. Tucked away, the primary retreat feels like its own sanctuary with vaulted ceilings, a king-sized bed, his-and-her closets, and the rare luxury everyone hopes for - a true primary ensuite. Downstairs, the fully underpinned basement offers the kind of additional living space families actually use. This expansive lower level easily accommodates a large sectional for movie nights, play space, or watching the game, while abundant storage and an oversized laundry room make everyday living feel effortless. And then there's the location. Just steps from Withrow Park (literally two minutes), across the street from Riverdale Perk for your morning coffee or Saturday sourdough fix, and an easy straight walk to Withrow Avenue Junior Public School - this is the kind of neighbourhood and lifestyle people wait years for.					
Inclusions: Refrigerator, Induction Range, Rangehood, Dishwasher, Panasonic built-in microwave, All existing window coverings, All existing electric light fixtures, Samsung clothes washer and clothes dryer					
Listing Contracted With: <u>REAL ESTATE HOMEWARD</u> Ph: 416-698-2090					



54 Dingwall Ave Toronto Ontario M4J 1C3 Toronto E01 Blake-Jones Toronto Taxes: \$7,043.17/2025 Sold Date: 05/07/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,675,000 List: \$1,585,000 For: Sale % Dif: 106
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 17.42 x 96 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x4xLower Dir/Cross St: Pape Ave & Riverdale Ave Directions: Ask Google :)	

MLS#: E13092084 **PIN#:** 021049057
Legal: PT LT 12-13 PL 380E TORONTO PT 10 & 11 63R606, T/W & S/T CA766862; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Golf, Grnbelt/Conserv, Park, Public Transit, School Exterior Feat: Deck, Lighting, Patio, Privacy, Porch Interior Feat: Accessory Apartment, Carpet Free, Floor Drain, Guest Accommodations, In-Law Capability, In-Law Suite, Sump Pump, Storage, Water Heater, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.08	x 3.05	Large Closet	Slate Flooring	W/O To Porch
2	Living	Main	15.19	x 14.8	Gas Fireplace	Hardwood Floor	Pot Lights
3	Dining	Main	11.68	x 13.78	Hardwood Floor	Pot Lights	Large Window
4	Kitchen	Main	15.68	x 9.68	Renovated	W/O To Yard	B/I Appliances
5	2nd Br	2nd	9.68	x 9.09	Hardwood Floor	B/I Closet	Murphy Bed
6	3rd Br	2nd	11.88	x 7.87	Hardwood Floor	Pot Lights	Pocket Doors
7	Laundry	2nd	0	0			
8	4th Br	2nd	13.98	x 13.78	W/O To Balcony	Gas Fireplace	Pocket Doors
9	Bathroom	2nd	0	0	Tile Floor	Renovated	Soaker
10	Prim Bdrm	3rd	16.27	x 13.78	W/I Closet	W/O To Sundeck	4 Pc Ensuite
11	Bathroom	3rd	0	0	Combined w/Primary	4 Pc Ensuite	Cathedral Ceiling
12	Living	Lower	15.98	x 14.47	Pot Lights	Large Window	Porcelain Floor
13	Kitchen	Lower	14.8	x 17.19	W/O To Yard	Stone Counter	Porcelain Floor
14	5th Br	Lower	13.29	x 9.68	Large Closet	Large Window	Porcelain Floor
15	Laundry	Lower	0	0	Porcelain Floor	Combined W/Kitchen	
16	Bathroom	Lower	0	0	4 Pc Bath	Soaker	Porcelain Floor

Client Remks: Nestled in a coveted Pocket Neighbourhood, this exceptional Edwardian-style semi-detached residence embodies the enduring allure of Toronto's belle epoque. Classic red brick, high peaked gables, and the understated elegance has defined this storied enclave for over a century. Thoughtfully reimagined from foundation to rooftop, every detail reflects a commitment to both heritage and uncompromising quality. The generous main level invites you into sun-filled spaces where soaring ceilings and refined proportions set the tone. A sophisticated living room anchored by a Valor gas fireplace with custom wood mantle flows effortlessly into a culinary kitchen appointed with Canadian Labrador granite, professional-grade appliances, and seamless walkout access to a private rear patio and two-car parking. On the second floor, three beautifully scaled bedrooms showcase gleaming hardwood floors, with two featuring custom built-in cabinetry. One distinguished bedroom offers its own gas fireplace and walkout to a private balcony canopied by mature trees-a serene escape within your own home. A newly renovated bathroom and convenient second-floor laundry complete this thoughtfully designed level. Ascend to the third-floor sanctuary-an inspired addition where the roofline was lifted to reveal a dramatic primary suite with lofty ceilings, luminous walls of glass, a generous walk-in closet, and a four-piece ensuite dressed in Statuary marble beneath cathedral ceilings and an arched window framing treetop vistas. Beyond, your private rooftop deck awaits-an urban retreat suspended above it all. Three gas fireplaces. A fully finished lower level with a kitchen, living space, bedroom, bathroom, laundry, and private entrance. Fenced yard and two car parking, This is where a growing family writes its story-timeless elegance in one of Toronto's most beloved neighbourhoods.



51 Withrow Ave Toronto Ontario M4K 1C8 Toronto E01 North Riverdale Toronto Taxes: \$7,088.32/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,810,000 List: \$1,599,000 For: Sale % Dif: 113
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 15.35 x 128 Feet Irreg:	Rms: 9 Bedrooms: 4 + 1 Washrooms: 4 2x3x2nd, 1x5x3rd, 1x3xBsmt Dir/Cross St: Broadview Ave / Gerrard St E Directions: East of Broadview	

MLS#: E12791946 **PIN#:** 210670322
Legal: PT LT 11 PL 578 CITY EAST AS IN CT330804; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Canopy, Landscaped, Patio, Year Round Living Interior Feat: Sump Pump, Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal None N Included In None Unknown
--	---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.85	x 13.68	Open Concept	Fireplace	Hardwood Floor
2	Dining	Main	14.01	x 10.43	Open Concept	Bow Window	Open Concept
3	Kitchen	Main	15.09	x 11.15	Open Concept	Open Concept	Folding Door
4	Laundry	Bsmt	12.76	x 6.99	Large Window		
5	Office	Bsmt	6.56	x 12.76	Large Window	Open Concept	
6	Den	Bsmt	22.67	x 12.76	Open Concept		
7	Br	2nd	11.84	x 11.25	Bay Window	Ensuite Bath	Hardwood Floor
8	2nd Br	2nd	13.85	x 7.51	Large Window	Hardwood Floor	
9	3rd Br	2nd	10.93	x 9.42	Picture Window	Hardwood Floor	
10	4th Br	3rd	16.34	x 11.42	W/I Closet	Walk-Out	5 Pc Ensuite

Client Remks: 51 Withrow Avenue Presents An Exceptional Masterpiece In The Heart Of Prestigious North Riverdale A Rare Offering That Seamlessly Unites Architectural Charm, Elevated Comfort, And Refined Urban Living. Meticulously Renovated. This Three-Storey Showpiece Is Nestled Within The Highly Sought-After Withrow Avenue School District, Offering Both English And Early French Immersion - An Unmatched Advantage For Growing Families. From The Moment You Arrive, The Home Makes A Lasting Impression - A Timeless Brick Facade Opens Into A Designer-Calibre, Open-Concept Main Floor Crafted For Modern Family Living While Celebrating Classic Character. Rich Hardwood Floors, Elegant Built-Ins, And Upscale Finishes Create A Sophisticated Yet Welcoming Atmosphere - Perfect For Elevated Everyday Living. A Stunning Chef's Kitchen, Anchored By An Expansive Island Whether Hosting Lively Celebrations Or Enjoying Intimate Family Dinners, This Space Is Designed To Impress. The Upper Levels Offer Beautifully Proportioned, Sun-Drenched Bedrooms And Spa-Inspired Baths Including A Luxurious Primary Retreat Featuring A Walk-In Closet, A Five-Piece Ensuite, And A Private Loft-Style Deck - A Serene Escape For Morning Coffee Or Evening Unwinding. A Fully Finished Basement Adds Exceptional Flexibility For A Growing Family - Ideal As A Media Lounge, Playroom, Guest Suite, Or Executive Home Office. Perfectly Positioned Between Withrow Park And Riverdale Park, You're Surrounded By Two Of Toronto's Most Coveted Green Spaces Offering Sports Fields, Scenic Trails, Playgrounds, Community Events, And Iconic Skyline Views. This Is A Neighbourhood Where Families Put Down Roots And Stay. With Boutique Shops, Top-Rated Restaurants, Streetcar Access, And Broadview And Danforth Stations Just Steps Away, Daily Convenience Seamlessly Complements An Elevated Lifestyle. Opportunities Of This Calibre In Prime North Riverdale Are Rare - This Is More Than A Home, It's A Statement Of Lifestyle, Location, And Long-Term Value.

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



207 Victor Ave Toronto Ontario M4K 1B3 Toronto E01 North Riverdale Toronto Taxes: \$3,368.50/2026 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,020,000 List: \$1,599,000 For: Sale % Dif: 126
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 17 x 100.13 Feet Irreg:	Rms: 14 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: Carlaw & Gerrard St E Directions: n/a

MLS#: E13423624 **PIN#:** 210600180
Legal: PT LT 12-13 PL 834 TORONTO AS IN ER143387; CITY OF TORONTO SUBJECT TO AN EASEMENT AS IN AT6873338

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Metal, Asphalt Rolled Foundation: Concrete Block, Poured Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Central Vacuum, Bar Fridge, Separate Heating Controls, In-Law Suite, Guest Accommodations	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2025 Survey Type: Available Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.07	x 11.78	Walk-Out	Electric Fireplace	Hardwood Floor
2	Kitchen	Ground	20.18	x 13.32	Skylight	Breakfast Area	Centre Island
3	Dining	Ground	13.32	x 10.76	Large Window	Hardwood Floor	
4	Powder Rm	Ground	3.28	x 3.28	Tile Floor		
5	2nd Br	2nd	12.43	x 11.15	Large Window	Large Closet	Hardwood Floor
6	3rd Br	2nd	10.43	x 10.24	Large Closet	Hardwood Floor	Bay Window
7	Laundry	2nd	4.92	x 4.92	Tile Floor	Laundry Sink	Stainless Steel Appl
8	Bathroom	2nd	6.56	x 6.56	Sunken Bath	Tile Floor	
9	Prim Bdrm	3rd	14.14	x 13.58	Walk-Out	Combined W/Sitting	Hardwood Floor
10	Bathroom	3rd	6.56	x 6.56	Soaker	Tile Floor	Large Window
11	Family	Bsmt	14.11	x 10.14			
12	Bathroom	Bsmt	6.56	x 6.56			
13	4th Br	Bsmt	12.04	x 7.94			
14	Mudroom	Bsmt	8.07	x 5.54	Tile Floor		

Client Remks: Welcome To 207 Victor Avenue, A Truly Exceptional Designer-Built Residence Defined By Timeless Elegance, Elevated Craftsmanship, And Refined Luxury In The Heart Of One Of Riverdale's Most Coveted Communities. Thoughtfully Curated From Top To Bottom, This Stunning Home Showcases A Seamless Blend Of Sophisticated Design And Modern Functionality, Offering An Exceptional Living Experience For The Most Discerning Buyer. Boasting Over 3,000 Square Feet Of Exceptional Indoor/Outdoor Living Space, This Remarkable Residence Has Been Meticulously Designed To Blend Sophisticated Style With Everyday Comfort. Step Inside To Discover A Bright And Beautifully Appointed Interior Featuring Expansive Principal Rooms, Soaring Ceilings, Designer Lighting, Premium Finishes, And A Thoughtfully Designed Open-Concept Layout Perfectly Tailored For Both Everyday Living And Entertaining. The Chef-Inspired Kitchen Serves As The Heart Of The Home, Complete With Custom Cabinetry, Premium Appliances, Elegant Countertops, And A Seamless Flow To Inviting Living And Dining Spaces. Retreat To Spacious Bedrooms Designed With Comfort And Style In Mind, Including A Luxurious Primary Suite Offering A Spa-Inspired Ensuite And Exceptional Attention To Detail Throughout. The Fully Finished Lower Level Provides Incredible Flexibility For Growing Families, Guests, A Home Office, Gym, Or Additional Living Space. Enhancing The Home's Unique Appeal Are Three Stunning Private Decks, Offering Incredible Outdoor Living And Entertaining Opportunities, Whether Enjoying Morning Coffee, Hosting Guests, Or Relaxing In Your Own Private Retreat. Perfectly Positioned In One Of Toronto's Most Vibrant Family-Friendly Communities, Enjoy Being Steps To Beautiful Parks, Coveted Schools, Trendy Cafes, Restaurants, Boutique Shopping, TTC Transit, And Everything That Makes Riverdale One Of The City's Most Desirable Neighbourhoods. Complete With Rare Laneway Parking And Exceptional Designer Appeal, Come And Fall In Love.

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



163 Langley Ave Toronto Ontario M4K 1B8 Toronto E01 North Riverdale Toronto Taxes: \$8,152/2025 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,750,000 List: \$1,599,900 For: Sale % Dif: 109
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 18.27 x 116.17 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x4xBsmt	Dir/Cross St: LOGAN AVE/GERRARD ST E Directions: N/A

MLS#: E13001558 **PIN#:** 210600137
Legal: PT LT 29 PL 445E TORONTO AS IN CA141535, S/T & T/W CA141535; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: On Demand Water Heater, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.82	x 5.74	Porcelain Floor	Closet	Pot Lights
2	Kitchen	Main	7.25	x 13.16	Porcelain Floor	Stainless Steel Appl	Granite Counter
3	Dining	Main	12.24	x 10.5	Hardwood Floor	Large Window	Combined W/Living
4	Living	Main	14.99	x 11.15	Hardwood Floor	W/O To Yard	Pot Lights
5	Prim Bdrm	2nd	11.32	x 14.83	Hardwood Floor	Large Window	B/I Closet
6	2nd Br	2nd	8.17	x 12.24	Hardwood Floor	Window	Pot Lights
7	3rd Br	3rd	14.83	x 17.09	Broadloom	Fireplace	Closet
8	Rec	Bsmt	14.07	x 20.24	Hardwood Floor	Window	Pot Lights
9	4th Br	Bsmt	8.43	x 8.17	Hardwood Floor	Above Grade Window	B/I Closet

Client Remks: Riverdale Done Right. Welcome to 163 Langley, a turnkey three-bed, three-bath 2.5-storey semi on one of this coveted neighbourhood's quietest tree-lined streets. The entryway welcomes you with Italian porcelain tile flowing into a thoughtfully updated main floor. The living area is built around a gas fireplace flanked by custom shelving, built-in cabinetry with bench seating, pot lights, and a banquette. Brazilian hardwood warms the room with natural light flooding through full-height black-framed sliding glass doors. These open to a south-facing terraced backyard with a generous deck built for entertaining, low-maintenance turf, and private two-car parking off the lane. The kitchen is fitted with stainless steel appliances including a Sub-Zero fridge and gas stove. Upstairs, the bedrooms are generous with both space and storage. The primary has a bay window and custom closet, with the second bedroom down the hall as well as an extra-large linen closet that could work for upstairs laundry. The fully renovated spa-like bathroom is the star of the show - dark herringbone floor tile, porcelain walls, a glass-enclosed steam shower with rain head, and a freestanding Victoria + Albert soaker tub with brushed gold-style fixtures. The third storey bedroom is drenched in light from north and south windows with a clear view south across the city. Downstairs, the finished lower level stands on its own - a bedroom/office with California Closets built-ins, four-piece bath, hardwood floors, and laundry room. Solid core doors and Hunter Douglas blinds throughout. Steps to Withrow Park with The Danforth a short walk north. The future Ontario Line station at Gerrard and Carlaw two minutes away. Every box checked. This Will Have You Longing for Langley.

Inclusions: SubZero Fridge, Stainless Steel Gas Stove, Bosch Dishwasher, Microwave, On Demand Hot Water Heater (Owned - 2023). A/C (2025), Furnace, EcoBee Thermostat, Banquette, Gas Fireplace, All Electric Light Fixtures, All Window Coverings.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355



164 Langley Ave Toronto Ontario M4K 1B7 Toronto E01 North Riverdale Toronto Taxes: \$8,717/2025 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 5		Sold: \$1,860,000 List: \$1,649,000 For: Sale % Dif: 113
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 16.17 x 118 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 3 1x3x3rd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Logan and Langley Directions: One way in from Carlaw		

MLS#: E13424194 **PIN#:** 210610251
Legal: PLAN 445E PT LOT 23 PT LOT 24

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio Interior Feat: Bar Fridge, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.17	x 12.43	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	10.89	x 9.48	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	13.71	x 11.19	Hardwood Floor	Renovated	Breakfast Bar
4	Mudroom	Main	8.2	x 6.07	Hardwood Floor	W/O To Yard	B/I Closet
5	2nd Br	2nd	14.07	x 13.65	Hardwood Floor	Bay Window	Closet Organizers
6	3rd Br	2nd	9.91	x 8.07	Hardwood Floor	Window	Closet
7	4th Br	2nd	13.65	x 7.87	Hardwood Floor	O/Looks Backyard	Closet
8	Prim Bdrm	3rd	19.16	x 13.94	Hardwood Floor	3 Pc Ensuite	W/W Closet
9	Rec	Bsmt	31.14	x 12.24	Hardwood Floor	Pot Lights	3 Pc Bath

Client Remks: A truly exceptional offering in the heart of prime Riverdale. Set on one of the neighbourhood's prettiest tree-lined streets, this beautifully renovated 3-storey semi-detached home offers four levels of thoughtfully designed living space, blending timeless character with modern luxury. From the moment you step inside, you'll be captivated by the bright open-concept main floor, featuring rich hardwood floors and a stunning floor-to-ceiling marble-clad fireplace that anchors the space beautifully. Designed with both everyday living and entertaining in mind, the chef-inspired kitchen is a showstopper, complete with quartz countertops, a waterfall breakfast bar, abundant storage, and a professional-grade 6-burner gas stove. A custom mudroom with built-in cabinetry provides the perfect spot for coats, strollers, and all of life's essentials before leading out to the backyard. The second floor offers three spacious bedrooms and a beautifully renovated spa-inspired 4-piece bathroom. Occupying the entire third level is an extraordinary primary retreat that feels like a boutique hotel suite, featuring a skylight, wall-to-wall custom closets, a charming window seat, extensive built-in storage, and a luxurious 3-piece ensuite. The finished lower level is equally impressive, boasting 8-foot ceilings, a spacious family room perfect for movie nights, kids' play space, or entertaining friends, along with plenty of storage and an additional 3-piece bathroom. Step outside and discover an incredible outdoor living space designed for summer entertaining, family gatherings, and quiet evenings under the stars. Completing this rare offering is a private garage accessed via the laneway- an increasingly hard-to-find feature in one of Toronto's most sought-after neighbourhoods. Steps to Withrow Park & Riverdale Perk Cafe. Families will appreciate being within the coveted school catchments for Pape Avenue Junior Public School, Earl Grey Senior Public School, and Riverdale Collegiate.

Inclusions: S/S Fridge, SMEG 6 Burner Gas Stove, Built-in dishwasher, Bar fridge in kitchen, Front load washer and dryer, GB&E, CAC, Electric light fixtures

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



47 Sparkhall Ave		Sold: \$2,050,000
Toronto Ontario M4K 1G4		List: \$1,679,000
Toronto E01 North Riverdale Toronto		
Taxes: \$9,041.50/2025	For: Sale	% Dif: 122
Sold Date: 04/22/2026		
SPIS: No	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: S	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	22.33 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview / Danforth Directions: Broadview / Danforth		

MLS#: E13026356 **PIN#:** 210650174
Legal: PT LT 2 PL 764 CITY EAST AS IN CA256929; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Other, Water Heater	HST Applicable to Included In
Lot Size Source: MPAC	Owned	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.91	x 13.62	Open Concept	Large Window	Pot Lights
2	Dining	Main	7.12	x 14.3	Open Concept	Pot Lights	
3	Kitchen	Main	11.68	x 14.4	Stainless Steel Appl	Centre Island	Pot Lights
4	Prim Bdrm	2nd	11.98	x 12.66	B/I Closet	Window	
5	Sunroom	2nd	7.87	x 6.27	Window	Pot Lights	
6	2nd Br	2nd	9.91	x 14.7	Large Window	Closet	
7	3rd Br	2nd	8.27	x 13.45	Bay Window	Closet	B/I Shelves
8	Exercise	3rd	15.68	x 13.68	Skylight	Window	Pot Lights
9	Rec	Bsmt	12.34	x 13.88	Walk-Out	Window	Pot Lights

Client Remks: Classic from the curb, with a backyard that goes above and beyond, and laneway parking where kids can safely play. Step inside and the feeling continues. Light flows effortlessly through the home, highlighting newly finished wood floors and a striking exposed brick wall that anchors the dining space-bringing warmth and character to everyday living. The kitchen is the natural gathering place. Clean lines, thoughtful storage, and a generous island create space for everything from morning coffee to late-night conversations. A built-in window seat just beyond offers a quiet place to pause. Upstairs, the home shifts into calm. Bedrooms feel soft and restorative, while the primary retreat connects to a sunlit workspace with treetop views. The additional half-storey adds flexible space-ideal for a gym, yoga studio, or creative use. The backyard is a true standout-private, peaceful, and unexpectedly expansive, perfect for entertaining or unwinding under the lights on warm evenings. The finished lower level provides additional flexibility for a family room, home office, or guest space. Located in North Riverdale, just steps to Withrow Park and the Danforth, and within walking distance to Withrow Avenue Junior Public School, Earl Grey Senior Public School, and Riverdale Collegiate Institute. A vibrant, connected neighbourhood with a true sense of community.

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, mirrors and blinds

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. **Ph:** 416-699-0303



192 Withrow Ave		Sold: \$1,800,000	
Toronto Ontario M4K 1E1		List: \$1,689,000	
Toronto E01 North Riverdale Toronto			
Taxes: \$8,061/2025		For: Sale	% Dif: 107
Sold Date: 04/15/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3 + 1	
3-Storey	16.75 x 115 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Logan and Withrow Directions: One way west from Carlaw			

MLS#: E12967908

PIN#: 210610102

Legal: PLAN 688 BLK E PT LOT 3

Kitchens: 1		Exterior: Brick	Zoning: Residential
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O		Drive: Lane	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age: 100+		Prop Feat: Fenced Yard, Fireplace/Stove,	Retirement:
Year Built: 1913		Library, Park, Public Transit, School	HST Applicable to Included In
Yr Built Source: MPAC		Exterior Feat: Patio, Porch, Landscape	Sale Price:
Apx Sqft: 1500-2000		Lighting, Landscaped	Farm/Agr:
Lot Size Source: MPAC		Interior Feat: Carpet Free	Oth Struct:
Roof: Asphalt Shingle			Survey Type: None
Foundation: Unknown			Spec Desig: Unknown
Assessment: 2025 POTL: N			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.47	x 11.91	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.47	x 11.42	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	19.13	x 10.1	Renovated	W/O To Yard	2 Pc Bath
4	2nd Br	2nd	14.6	x 13.58	Hardwood Floor	Bay Window	W/W Closet
5	3rd Br	2nd	11.02	x 9.32	Hardwood Floor	Window	Closet
6	Bathroom	2nd	10.89	x 10.86	Heated Floor	Soaker	Window
7	Prim Bdrm	3rd	22.83	x 15.32	Hardwood Floor	Skylight	W/O To Deck
8	Rec	Bsmt	14.83	x 12.04	Walk-Out	Pot Lights	Heated Floor
9	Laundry	Bsmt	11.22	x 8.04	3 Pc Bath	Ceramic Floor	Heated Floor

Client Remks: Some homes just feel different the moment you walk in. Perched up on the hill in the heart of Riverdale, this top-to-bottom renovation is the kind of place that stops you in your tracks. From the second you step inside, the open concept main floor wraps you in warmth. Exposed brick, white oak floors, a wood burning fireplace, and a perfectly placed slot window that floods the space with natural light. The kitchen is a cook's dream, quartz countertops, Miele fridge, Wolf gas range, loads of storage, and a waterfall breakfast bar where your morning coffee tastes just a little bit better. Floor-to-ceiling glass doors open onto a professionally landscaped backyard that's genuinely its own world. Private, calm, and designed to blur the line between inside and out. And with two car laneway parking and a grade-level back entry, just straight in, it's as practical as it is beautiful. Unload the groceries, roll in the stroller, or think ahead to aging parents coming to visit. It all just works. Head upstairs and you've got two generous bedrooms with white oak floors, great closet space, and one with a bay window and window seat that frames the most beautiful south-facing views of the city. The spa-style bathroom earns every bit of that description, exposed brick, soaker tub, an oversized curbless walk-in shower tiled like a work of art, and a big window letting all that gorgeous light pour in. You'll look forward to the end of a long day. The 3rd floor, The primary bedroom retreat is just another reason to fall in love with this house, Skylights, exposed brick, a king-sized bed, and a walkout to your own private rooftop deck with views that remind you exactly why you worked so hard to live somewhere like this. Morning coffee, evening wine, late nights under the stars, it's all yours. The lower level features high ceilings, a spacious family room perfect for movie nights or the kids taking over with their crew, plus a dedicated home office nook. Withrow School district.

Inclusions: Wolf gas stove, Miele fridge, integrated built-in dishwasher, washer and dryer, wine fridge and custom cabinet on third floor, GB&E, CAC, electric light fixtures, custom blinds, gas BBQ hook up. *Direct easy access to Withrow Park right from your backyard via the laneway* **END OF A ROW SEMI ** Laneway House/Garden Suite Potential.

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



16 Bain Ave			Sold: \$2,085,000		
Toronto Ontario M4K 1E6			List: \$1,689,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$7,790/2025		For: Sale	% Dif: 123		
Sold Date: 05/06/2026					
SPIS: No	Last Status: SLD	DOM: 0			
Semi-Detached	Fronting On: N	Rms: 7 + 1			
Link:	Acreage:	Bedrooms: 4			
3-Storey	20.58 x 123 Feet	Washrooms: 3			
	Irreg:	1x5x2nd, 1x2x3rd, 1x4xLower			
Dir/Cross St: Broadview and Danforth			Directions: East of Broadview		

MLS#: E13090380 **PIN#:** 210650205

Legal: PT LT 33 PL 657 CITY EAST AS IN CA780750; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:	
Basement: Fin W/O		Drive: Lane	Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 2	Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:	
A/C: Central Air		UFFI:	Sewer:	
Central Vac: No		Pool: None	Waterfront:	
Apx Age:		Prop Feat: Fireplace/Stove	Retirement:	
Year Built: 1907		Interior Feat: None	HST Applicable to Included In	
Yr Built Source: MPAC			Sale Price:	
Apx Sqft: 1500-2000			Farm/Agr:	
Lot Size Source: MPAC			Oth Struct:	
Roof: Asphalt Shingle			Survey Type:	
Foundation: Block			Spec Desig:	
Assessment: 2025 POTL:				
POTL Mo Fee:				
Laundry lev:				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.76	x 12.76	Open Concept	Fireplace	Hardwood Floor
2	Dining	Main	14.4	x 14.24	Pot Lights	Bay Window	Hardwood Floor
3	Kitchen	Main	10.99	x 15.26	Breakfast Bar	Renovated	W/O To Yard
4	Prim Bdrm	2nd	15.16	x 12.6	Large Closet	W/O To Balcony	Hardwood Floor
5	Br	2nd	9.91	x 13.75	Window	Double Closet	Hardwood Floor
6	Br	3rd	15.85	x 12.6	Window	Double Closet	Hardwood Floor
7	Br	3rd	10.4	x 12.93	2 Pc Bath	Window	Hardwood Floor
8	Rec	Lower	14.67	x 23.16	Pot Lights	4 Pc Bath	Window

Client Remks: Set on one of Riverdale's most picturesque, tree-lined streets, this Bain Avenue home offers a rare opportunity to live in the heart of the community, within the coveted Withrow School District. Imagine simply crossing the street to walk your children to school each day, a level of everyday ease that is hard to replicate and deeply valued by families. A welcoming front porch sets the tone, the kind of space where mornings begin with coffee, neighbours stop to chat, and a true sense of community is felt. This expansive three-storey residence features 4 bedrooms, 3 bathrooms, and a waterproofed basement with a separate entrance, offering both space and flexibility for modern living. The main floor is bright and inviting, with an open-concept living and dining area designed for both everyday living and entertaining. The renovated kitchen features bespoke cabinetry, quartz countertops, stainless steel appliances, generous storage, and opens directly to the deck, creating an effortless indoor-outdoor connection. The second floor offers a spacious primary bedroom alongside another well-proportioned bedroom, complemented by a large 7-piece family bathroom that feels like a true retreat. On the third floor, two additional spacious bedrooms and a convenient 2-piece bathroom provide flexibility for growing families, guests, or work-from-home needs. The waterproofed basement, complete with a separate entrance, adds valuable additional living space with a large family room, ideal for recreation, a home office, or extended family use. Outside, a low-maintenance backyard offers a private, easy-care outdoor retreat, along with laneway housing potential, creating an opportunity for future expansion or additional value. A rare offering in the neighbourhood, the property also includes two-car parking. With Withrow Park, Riverdale Park, the Danforth, and the TTC all just steps away, this is more than a home, it is a lifestyle defined by connection, convenience, and a true sense of community.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All electric light fixtures, All window coverings.

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



66 Hogarth Ave Toronto Ontario M4K 1K3 Toronto E01 North Riverdale Toronto Taxes: \$10,218/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,317,000 List: \$1,699,000 For: Sale % Dif: 136
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 26 x 130 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 3 1x2xBsmt, 1x4x2nd, 1x3x3rd	Dir/Cross St: Danforth & Broadview Directions: East of Broadview, Park on Hogarth

MLS#: E13232140 **PIN#:** 210630077
Legal: PT BLK A PL 851 CITY EAST AS IN CA607893; S/T & T/W CT430684; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished / W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Porch, Year Round Living, Patio Interior Feat: Storage, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Shed Survey Year: 1979 Survey Type: Available Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.58	x 7.22	Hardwood Floor	Staircase	W/O To Porch
2	Living	Main	15.58	x 12.6	Hardwood Floor	Large Window	O/Looks Frontyard
3	Dining	Main	15.58	x 12.6	Hardwood Floor	Large Window	O/Looks Backyard
4	Kitchen	Main	11.78	x 9.22	Hardwood Floor	B/I Appliances	W/O To Patio
5	2nd Br	2nd	11.22	x 13.19	Broadloom	B/I Bookcase	B/I Desk
6	Family	2nd	20.14	x 22.11	Broadloom	Large Closet	W/O To Balcony
7	Prim Bdrm	3rd	26.44	x 17.26	Broadloom	W/I Closet	3 Pc Ensuite
8	Utility	Bsmt	16.11	x 20.14	Stone Floor	Window	B/I Closet
9	Workshop	Bsmt	16.37	x 16.44	Stone Floor	Window	2 Pc Bath
10	Other	Bsmt	16.83	x 9.22	Stone Floor	B/I Shelves	Walk-Out

Client Remks: Tucked along a lush and leafy, tree-lined Riverdale street, sits a delightful treasure that feels less like a house, and more like the beginning of your next great love story. This enchanting property wraps you in inviting warmth, approachable charm, and solid, respectful character. With gardens to putter in and a front porch to linger on, 66 Hogarth has your number. Once a huge 3 bedroom house, it's still perfect as-is, with an easy option to bring back a 3rd bedroom, even while keeping a 2nd floor den space. This Riverdale gem also delivers opportunity to reimagine and add your own timeless touches, to lock-in even more future value for the years to come. Discover a grand foyer with stately wood panelling, a modern kitchen with more storage than you'll ever need, and formal separate living and dining rooms for a perfect impressive party, or family nights with room to spread out, or cuddle close together. A grand staircase invites you to even more enviable living space with a 2nd floor family room that walks out to a large balcony, perched above prime Riverdale. The 2nd floor also features a large bedroom with clever built-in storage and desk, plus a full bathroom with laundry, and extra bonus space to easily restore a 3rd bedroom. But the crowning touch is likely to be the 3rd floor primary retreat with its modern, yet classic ensuite bathroom, walk-in closet and loads of clever storage options. A full basement with 2-pc bath and walk-out to the back garden is a blank canvas that awaits your creative choices to make it perfect, just for you. The back garden will become yet another quiet favourite spot, with private parking via laneway. This is prime Riverdale, and this location can't be beat. Steps to the subway, favourite parks, top-rated schools, bike trails and amazing shopping and dining along Toronto's famed Danforth Avenue. Note that this house is partially detached and a partial semi with 68 Hogarth.

Inclusions: Fridge, stove, dishwasher, microwave, washer/dryer. (All appliances sold as-is). Two A/C wall units (sold as-is). Existing light fixtures, existing window coverings. (Dining room table and chairs are negotiable).

Listing Contracted With: HANTON REAL ESTATE INC. **Ph:** 416-887-2530



31 Hampton Ave Toronto Ontario M4K 2Y5 Toronto E01 North Riverdale Toronto Taxes: \$8,166.76/2025 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,725,000 List: \$1,749,000 For: Sale % Dif: 99
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19.25 x 102.67 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 3 2x4x2nd, 1x3xBsmt	Dir/Cross St: Danforth/Hampton Directions: Danforth/Hampton

MLS#: E13052028 **PIN#:** 000000005
Legal: PT LT F PL 368E TORONTO AS IN CA698506; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Baseboard, Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage, Sump Pump, Ventilation System, Water Heater, Water Purifier	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.79	x 14.27	Hardwood Floor	Fireplace	
2	Dining	Main	25.79	x 14.27	Hardwood Floor	Pot Lights	
3	Kitchen	Main	18.21	x 12.96	Vinyl Floor	Eat-In Kitchen	W/O To Deck
4	Br	2nd	10.5	x 10.93	Vinyl Floor	Large Window	Open Concept
5	Br	2nd	12.47	x 9.19	Vinyl Floor	Closet	
6	Br	2nd	12.47	x 10.17	Vinyl Floor	Double Closet	
7	Prim Bdrm	3rd	19.42	x 11.09	4 Pc Ensuite	W/I Closet	W/O To Deck
8	Br	Lower	8.69	x 11.15	Laminate	Pot Lights	Closet
9	Family	Lower	15.62	x 13.88	Laminate	Fireplace	3 Pc Bath

Client Remks: Beautifully updated and thoughtfully designed, this 4+1 bedroom, 3 bathroom semi blends character, warmth, and the kind of space that actually works for real life. From the exposed brick on the main floor to the natural light pouring in from every angle, this home feels both elevated and timeless. The main floor welcomes you with comfort and style. The living room is bright and inviting, where you can enjoy cozy evenings by the fireplace. In the kitchen, a stunning 17-foot window stretches up to the second level, flooding the space with natural light and framing tranquil views of the spacious and private backyard. Open the oversized patio doors and suddenly your indoor and outdoor living blend seamlessly, perfect for morning coffee, family dinners, or hosting friends on warm summer nights. Upstairs, the second floor offers three well-designed bedrooms, each with its own personality. One is currently set up as a bright, inspiring home office, perfectly positioned beside the soaring window. Another features a beautiful bay window and double closets, while the third offers a built-in closet and a cozy office nook, ideal for studying, working, or creative space. The entire third floor is dedicated to the primary retreat, featuring two walk-in closets, a beautifully renovated 4-piece ensuite including a 6ft bathtub, a flexible sitting or office area, and a walk-out to a private deck. The finished lower level adds even more versatility with 7-foot ceilings, a second fireplace, a walk-out to the backyard, an additional bedroom, wine storage closet, and a 3-piece bathroom. This space is perfect for a family den, or can be invaluable for guests, teens, in-laws, or as a quiet work-from-home setup, the choice is yours. And then there is the location. Just steps to the Danforth, the subway, Withrow Park, Riverdale Park, and some of the best local shops, cafes, and restaurants in the east end. This is more than a home, it's a community, a vibe.

Inclusions: All kitchen appliances: Haier fridge, New Samsung dishwasher, KitchenAid gas stove, water filtration system. BBQ in backyard. All window coverings & all light fixtures. Maytag Washer & Gas Dryer and fridge/freezer in basement.

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



38 Sparkhall Ave			Sold: \$1,880,000		
Toronto Ontario M4K 1G5			List: \$1,799,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$7,624/2025		For: Sale		% Dif: 105	
Sold Date: 02/18/2026					
SPIS: No		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 7 + 3	
Link:		Acreage:		Bedrooms: 4 + 1	
2 1/2 Storey		18.92 x 95 Feet		Washrooms: 5	
		Irreg:		1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Broadview/sparkhall Directions: Broadview/sparkhall					

MLS#: E12778184 **PIN#:** 210650129
Legal: PT LT 13 PL 764 CITY EAST AS IN ER104360; S/T & T/W ER104360; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Apartment / Sep Entrance / Finished	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air, Heat Pump / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Retirement:
Year Built: 1909	Exterior Feat: Landscaped, Lighting, Privacy, Deck	HST Applicable to Sale Price: Included In
Apx Sqft: 1500-2000	Interior Feat: In-Law Suite, Sump Pump	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Flat, Shingles		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.07	x 12.07	Built-In Speakers	Large Window	Fireplace
2	Dining	Main	13.06	x 12.07	Pot Lights	Built-In Speakers	Window
3	Kitchen	Main	13.16	x 11.15	Centre Island	Quartz Counter	W/O To Deck
4	Powder Rm	Main	5.81	x 2.49	2 Pc Bath	Ceiling Fan	Porcelain Floor
5	2nd Br	2nd	15.49	x 10.3	3 Pc Ensuite	Bay Window	B/I Closet
6	3rd Br	2nd	11.38	x 10.3	Pot Lights	Window	W/I Closet
7	4th Br	2nd	11.15	x 10.5	Pot Lights	Window	
8	Bathroom	2nd	7.58	x 4.99	4 Pc Bath	Ceiling Fan	Porcelain Floor
9	Prim Bdrm	3rd	16.67	x 15.65	3 Pc Ensuite	B/I Closet	Picture Window
10	Laundry	3rd	7.58	x 5.74	Porcelain Floor	Pot Lights	
11	Br	Bsmt	10.56	x 9.48	Above Grade Window	Pot Lights	Laminate
12	Living	Bsmt	14.99	x 12.14	Above Grade Window	Pot Lights	Laminate
13	Kitchen	Bsmt	13.16	x 11.15	Stainless Steel Appl	Pot Lights	Laminate
14	Bathroom	Bsmt	7.81	x 4.07	3 Pc Bath	Porcelain Floor	Ceiling Fan
15	Laundry	Bsmt	4.82	x 2.99	Porcelain Floor		

Client Remks: Discover true modern living in this extensively renovated, fully permitted top to bottom. A 2 1/2 storey semi-detached home, 4+1 bed, 5-washroom in prime Riverdale neighborhood ! The home boasts a seamless open concept design, the main floor captivates with its custom kitchen featuring a sleek island, quartz counter top, and back splash. Enhanced by engineered hardwood flooring throughout, the residence radiates both style and functionality, with rear lane way DETACHED GARAGE. The legal finished basement unit, complete with a kitchen, bedroom, laundry and washroom, extends the living space, providing an ideal setting for recreation. With a main floor walkout to a new backyard deck holding the barbecue gas line, indoor and outdoor living is seamlessly blended. Moreover, this home further elevates its appeal with a main floor powder room, See attached feature sheet....MUST SEE!

Inclusions: New Gas Range Main, New Fridge main, New B/I Microwave main, New B/I Dishwasher main, New wine cellar main, Built In Speakers Main, New Washer & Dryer 3rd floor, New ductless Heat pump 3rd floor, New Fridge Basement, New Hood/Microwave Basement, New Stove basement, New Washer & Dryer Basement, New AC, All Elf's.

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



68 Sparkhall Ave
Toronto Ontario M4K 1G6
 Toronto E01 North Riverdale Toronto
Taxes: \$8,868/2025 **For:** Sale **% Dif:** 100
Sold Date: 04/14/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Sold: \$1,799,000
List: \$1,799,000
Link:
 3-Storey
Fronting On: N
Acreage:
 17.58 x 110 Feet
Irreg:
 Irregular As Per Site Plan
 Attached
Rms: 7 + 1
Bedrooms: 4 + 1
Washrooms: 3
 1x4x2nd, 1x5x3rd, 1x3xBsmt
Dir/Cross St: E Broadview / S Danforth
Directions: EAST OF BROADVIEW, SOUTH OF EAST OF BROADVIEW, SOUTH OF DANFORTH

MLS#: E12971830 **PIN#:** 210660100
Legal: Pt Lot 29 Plan 450E Pt Lot 14 Plan 505E

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, In-Law Suite, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.04	x 14.9	Hardwood Floor	Fireplace	Large Window
2	Dining	Ground	14.86	x 10.17	Hardwood Floor	Large Window	Formal Rm
3	Kitchen	Ground	14.44	x 10.99	Hardwood Floor	Eat-In Kitchen	Large Window
4	2nd Br	2nd	14.86	x 11.91	Bay Window	Fireplace	Closet
5	3rd Br	2nd	11.15	x 10.4	Closet	Hardwood Floor	
6	4th Br	2nd	10.99	x 8.2	W/O To Deck	Hardwood Floor	
7	Prim Bdrm	3rd	14.93	x 13.29	5 Pc Ensuite	W/I Closet	Skylight
8	Bathroom	3rd	10.37	x 10.37	5 Pc Ensuite	W/O To Deck	
9	Living	Bsmt	30.38	x 15.98	Combined W/Br	Combined W/Kitchen	3 Pc Bath
10	Br	Bsmt	30.38	x 15.98	Combined W/Living	Combined W/Kitchen	Closet
11	Laundry	Bsmt	0	0			

Client Remks: Nestled in the exceptional enclave of North Riverdale on a desirable tree-lined street, 68 Sparkhall Avenue is perched handsomely. This 3-storey, 4+1 bedroom, 3-bathroom stunner is located in the highly sought-after Withrow Avenue School District and offers ultra-rare 2-car (+) parking with garage. The expansive residence seamlessly blends timeless charm and character with refined luxury. Abundant natural light beams through leaded glass. Exposed brick walls. Upon entry, you are greeted by a beautiful living room featuring a striking brick fireplace. The home is ideal for entertaining, flowing naturally to the formal dining space. The stunning chef's eat-in kitchen WOWS with an exposed brick wall and a Garland gas stove-a premier choice for chefs like Julia Child!The third-level primary is a serene retreat boasting an expansive walk-in closet, a sun-drenched 5-piece spa-inspired ensuite with a soaker tub and a private deck perfect for morning coffee or sunset wine. The second level features three graciously proportioned bedrooms and a 4-piece bath with a charming fireplace and magnificent exposed brick wall.The fully finished lower level with a separate entrance offers incredible flexibility. It serves as a wonderful in-law, guest, or nanny suite, complete with a kitchenette and a 3-piece bathroom.Located steps from Withrow Park and Riverdale Park, you are in the heart of the city's most vibrant community. Stroll to fabulous shops and restaurants. Enjoy the city's best burger at Allen's, grab a latte at Rooster Coffee or Riverdale Perk, dine on The Broadview Hotel rooftop, or catch a show at the Danforth Music Hall. With easy access to transit and the DVP, 68 Sparkhall Avenue is not only a spectacular property-it is an exceptional lifestyle.

Inclusions: Garland gas stove, Kitchen aid Dishwasher, Breville microwave, Whirlpool Fridge, Whirlpool duetwasher and dryer, Danby fridge in lower level. Sum pump. Two fireplaces (not working). Benches/banquettes.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



47 Langley Ave Toronto Ontario M4K 1B4 Toronto E01 North Riverdale Toronto Taxes: \$11,304/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$2,500,000 List: \$1,889,000 For: Sale % Dif: 132
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 22.67 x 119 Feet Irreg: Subject To A Right Of Way	Rms: 8 + 2 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x4x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower Dir/Cross St: Broadview and Langley Directions: East of Broadview	

MLS#: E13198302 **PIN#:** 210690180
Legal: PT LT 28 PL 505 MIDWAY AS IN CA227685, S/T & T/W CA227685, S/T CA782962; CITY OF TORONTO.

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1899 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Set on an extra-wide lot in prime Riverdale within the coveted Withrow School district, 47 Langley Avenue is the type of home families wait years for. Completely redesigned and renovated to the studs by a designer for their own family, this exceptional residence blends timeless elegance, thoughtful functionality, and meticulous attention to detail throughout. A welcoming front porch leads into a stunning open-concept main floor featuring expansive principal rooms, gorgeous hardwood floors, a stunning fireplace, main floor powder room and seamless flow designed for both family living and entertaining. At the heart of the home is the spectacular chef's kitchen complete with bespoke cabinetry, stainless-steel appliances, quartz countertops, exceptional storage, and a thoughtfully designed mudroom that adds everyday functionality for busy family living. The family layout offers 4 spacious bedrooms and 5 bathrooms, including two full bathrooms on the second floor, a dedicated second-floor home office, and laundry. Occupying the entire third level, the spectacular primary retreat features two walk-in closets, a luxurious 5-piece spa-inspired ensuite, and a private deck perched above the trees that feels like your very own treehouse. The finished lower level provides exceptional flexibility with a spacious family room, generous play area for children, and ample storage throughout, ideal for growing families. Outside, the property offers a rare opportunity to create your ideal outdoor space with room for future landscaping, entertaining, and potential garden suite possibilities. A detached two-car garage plus legal front pad parking complete this rare offering. This coveted pocket of Riverdale is loved for its incredible sense of community and family-oriented atmosphere. Walking distance to the Danforth's shops, cafes, restaurants, local schools, Withrow Park, Riverdale Park, the Don Valley trails, TTC, and the DVP, this is more than a home, it is a lifestyle. Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, TV wall brackets, All electric light fixtures, All window coverings and hardware, Wall mirrors, Bar Fridge. Hot water tank owned. Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888					



181 Withrow Ave Toronto Ontario M4K 1E2 Toronto E01 North Riverdale Toronto Taxes: \$9,260/2025 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,200,000 List: \$1,899,000 For: Sale % Dif: 116
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 16.75 x 127 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 4 1x4x3rd, 1x3x2nd, 1x2xMain, 1x4xBsmt	Dir/Cross St: Logan and Withrow Directions: Between Logan and Carlaw

MLS#: E12897146 **PIN#:** 210610134
Legal: PLAN 707 PT LOT 9 PT LOT 10

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Electric Car Charger, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Patio, Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.71	x 12.73	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.17	x 13.78	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	17.32	x 9.74	Modern Kitchen	French Doors	W/O To Yard
4	2nd Br	2nd	12.01	x 11.68	Hardwood Floor	Closet Organizers	Picture Window
5	3rd Br	2nd	10.83	x 8.46	Hardwood Floor	Closet	Window
6	4th Br	2nd	10.04	x 8.37	Hardwood Floor	O/Looks Backyard	Murphy Bed
7	Prim Bdrm	3rd	12.6	x 10.43	W/W Closet	W/O To Balcony	4 Pc Ensuite
8	Office	3rd	6.99	x 6.66	Hardwood Floor	B/I Desk	
9	Rec	Bsmt	13.25	x 16.21	Hardwood Floor	4 Pc Bath	W/O To Yard

Client Remks: This is the one. A complete, top-to-bottom renovation done right, thoughtful, refined, and beautifully executed, across four incredible levels of living space. Every detail has been considered. Every inch, elevated. The kind of home where you feel the quality the moment you walk in. Set on one of Riverdale's most coveted, tree-lined streets, this south-facing home delivers natural light, scale, and flow in all the right ways. 4 bedrooms | 4 bathrooms Withrow PS, Earl Grey & Riverdale Collegiate catchments. A Finished lower level with separate entrance. The main floor is open, airy, and refined. High ceilings, white oak floors, custom millwork, pot lights, and a gas fireplace anchor the space, while a rare main floor powder room adds that layer of everyday practicality. At the heart of it all a chef's kitchen that truly delivers. Custom cabinetry, Caesarstone countertops, and top-tier appliances, and beautiful French doors that walk out to the backyard, creating that perfect indoor-outdoor flow for everyday living and entertaining. The second floor offers three spacious bedrooms with excellent closet space. And then... the third floor. A full-floor primary retreat that feels like a boutique hotel suite. Custom wall-to-wall closets, skylights pouring in natural light, a spa-inspired ensuite, and a walk-out to your own private south-facing deck. It's a showstopper. The lower level offers a fully finished rec space with a separate entrance, perfect for movie nights, kids' play, or that extra lounge you didn't know you needed. Professionally landscaped front and back. 200 amp service. EV charger. High-end finishes throughout. Nothing overlooked. Just move in. And the location? It doesn't get better. Steps to Withrow Park, Riverdale Park, and your morning coffee at Riverdale Perk. This is Riverdale living at its best and it's not to be missed.

Inclusions: Integrated double door fridge, Fisher and Paykel stove, Bosch B/I integrated dishwasher, washer and dryer, GB&E, ductless A/C unit on third floor. Electric light fixtures

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



204 Bain Ave Toronto Ontario M4K 1G1 Toronto E01 North Riverdale Toronto Taxes: \$9,493.95/2025 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$2,501,500 List: \$2,089,000 For: Sale % Dif: 120
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 18 x 115 Feet Irreg:	Rms: 9 Bedrooms: 4 + 1 Washrooms: 4 1x2xGround, 1x3x2nd, 1x4xBsmt, 1x4x3rd
Dir/Cross St: Bain Ave and Carlaw Ave Directions: You'll find me at the base of Withrow Park and neighbouring the Erica Stark Parkette		

MLS#: E13150458	PIN#: 210620662
Legal: PT LT 5 BLK C PL 688 TORONTO AS IN CA736388; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: Plans Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: Carport / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Carpet Free, Floor Drain, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: There are only 25 homes that back directly onto Withrow Park. Of those 25, only 6 offer true three-storey living, with full-height ceilings on the top floor. Of those 6, just 2 neighbour the Erica Stark Parkette. And of those 2, only 1 has been completely transformed through a thoughtful \$1 million renovation and addition. Welcome to 204 Bain. Offered for the first time in 25 years, this is an exceptionally rare opportunity. Fully reimagined in 2019 every decision was made with longevity, functionality, and family life in mind. Featuring 4+1 bedrooms, 4 bathrooms including the coveted main floor powder room, and a lower level with heated hydronic floors, the calibre, scale, and quality of this renovation must be experienced in person to be fully appreciated. But what makes this home truly special cannot be measured in square footage, ceiling height, or investment. Within these walls, three children grew into adults. This home has quietly witnessed birthday candles being blown out, graduations celebrated, anniversaries toasted, and countless everyday moments that ultimately become life's most meaningful memories. It has held joy, comfort, grief, growth, and all the emotion that accompanies a deeply lived and deeply loved life. And now, for the first time in a quarter century, the current owners are ready to pass this home on to its next chapter. To have Withrow Park as an extension of your backyard and Erica Stark Parkette next door is a gift in itself - the kind of setting where childhoods unfold, neighbours become lifelong friends, and the years somehow feel both endless and fleeting all at once. Inclusions: Bosch: Refrigerator, Dishwasher, Gas Cooktop, Wall Oven & Microwave Speed Oven, Falmec Exhaust, LG Clothes Washer and Dryer, Fisher Paykel Refrigerator in Basement, Gas Barbecue, Gas Firepit Table, All Existing Electric Light Fixtures, and All Existing Window Coverings (motorized Hunter Douglas Blinds), Safe on 3rd Floor, SMEG Mini Refrigerator on 3rd Floor, All Sheds (front and rear), VSSL 6 zone audio streaming amplifier					
Listing Contracted With: REAL ESTATE HOMEWARD Ph: 416-698-2090					



32 Howland Rd Toronto Ontario M4K 2Z6 Toronto E01 North Riverdale Toronto Taxes: \$7,624/2025 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,625,000 List: \$2,089,000 For: Sale % Dif: 126
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 18.75 x 110.25 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x3x3rd, 1x4x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Howland and Victor Directions: Between Victor and Simpson

MLS#: E13423506 **PIN#:** 210690381
Legal: PLAN 591 PT LOT 5 PT LOT 6

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Porch, Patio Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.3	x 8.73	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.53	x 14.24	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	17.62	x 10.43	Hardwood Floor	Pot Lights	Breakfast Bar
4	Family	Main	15.45	x 9.32	Hardwood Floor	W/O To Yard	2 Pc Bath
5	2nd Br	2nd	13.48	x 8.89	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.94	x 8.5	Hardwood Floor	Closet	Window
7	4th Br	2nd	12.04	x 10.17	Hardwood Floor	Closet	Window
8	Prim Bdrm	3rd	15.68	x 12.37	Hardwood Floor	3 Pc Ensuite	W/W Closet
9	Rec	Bsmt	13.06	x 12.73	Broadloom	Window	Pot Lights
10	5th Br	Bsmt	10.4	x 8.96	Hardwood Floor	3 Pc Bath	Window

Client Remks: Something extraordinary has arrived in Riverdale. Welcome to 32 Howland Road. Completely reimaged and renovated to the studs, this is not simply a renovation-it's a masterclass in design, craftsmanship, and modern family living. Every inch of this spectacular home has been thoughtfully curated with an unwavering commitment to quality. No shortcuts. No compromises. No detail overlooked. This stunning 3-storey brick semi-detached home offers 4+1 spacious bedrooms, 4 luxurious bathrooms, and beautifully finished living space across four levels. Step inside and be captivated by the sun-drenched open-concept main floor, where gorgeous white oak hardwood floors and elegant design create a warm yet sophisticated atmosphere. At the heart of the home is a breathtaking custom kitchen featuring bespoke cabinetry, sleek countertops, premium stainless steel appliances, and exceptional attention to detail. An elegant arched opening leads to the rare main-floor family room with custom built-ins and a seamless walkout to the west-facing deck and private garden-perfect for entertaining, family gatherings, or quiet evenings at home. A stylish powder room completes the main level. Occupying the entire third floor, the spectacular primary retreat is a true sanctuary, featuring custom wall-to-wall closets and a luxurious spa-inspired ensuite designed for ultimate relaxation. The second floor offers three generous bedrooms filled with natural light and a beautifully appointed designer bathroom. The fully underpinned lower level provides exceptional additional living space, including a spacious family room, an extra bedroom ideal for guests, a nanny suite or home office, and endless flexibility for modern family living. Perfectly situated in the heart of Prime Riverdale, you're surrounded by beautiful tree-lined streets, top-ranked schools, parks, cafes, restaurants, and the vibrant community that makes this one of Toronto's most coveted neighbourhoods. In Withrow School Catchment.

Inclusions: New Integrated Fisher & Paykel Fridge, Convection Stove, Integrated Built-in Dishwasher, Washer and Dryer, Electric light Fixtures, GB&E, CAC.

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



31 Riverdale Ave Toronto Ontario M4K 1C2 Toronto E01 North Riverdale Toronto Taxes: \$10,044.44/2025 Sold Date: 04/07/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$2,601,000 List: \$2,199,000 For: Sale % Dif: 118
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 20 x 147 Feet Irreg:	Rms: 11 Bedrooms: 4 + 1 Washrooms: 4 1x5x3rd, 1x5x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Broadview Ave and Riverdale Ave. Directions: Broadview Ave and Riverdale Ave.			

MLS#: E12940530 **PIN#:** 210670380
Legal: PT LT 40 PL 373 RIVERDALE AS IN CT423277; CITY OF TORONTO.

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Having seen nearly every home that's come to market in prime Riverdale, I can confidently say - this is one you don't want to miss. If you've been searching for S P A C E, character, and room to grow, this property is truly a rare find. Offering nearly 2,500 sq ft above grade (approx 3,500 sq ft including the basement), it outpaces most semis - and even most detached homes in North Riverdale (and yes, the data backs it up). Let's start with the location. If you know, you know - and if you don't, now you do. Riverdale Ave is one of the most coveted streets in the neighbourhood. Even better, it's south facing with no stairs to enter or awkward elevations to navigate - ideal for groceries, strollers, aging parents, or planning for the years ahead. Inside, a welcoming foyer opens to an elegant formal living room and a dedicated grand dining space. Toward the rear, a spacious open-concept kitchen with exposed brick flows seamlessly into a full-width family room overlooking a beautifully landscaped backyard - something only a 147' deep lot can offer. The second floor features two generously sized bedrooms, a well-appointed main bath, and the convenience of upstairs laundry. The third floor offers another large bedroom along with an expansive primary retreat complete with a king-sized layout, walk-in closet, and updated ensuite with spectacular views. Downstairs, you'll find high ceilings, abundant storage, and exceptional flexibility. With a separate walkout, mudroom, bathroom, and kitchenette, it's perfectly suited for extended guests, in-laws, or a tucked-away space for everyday family life. This lot also qualifies for the largest possible sized garden suite as-of-right. Set within the sought-after Withrow school district, and just steps to Riverdale Park and Withrow Park - not to mention the beloved annual Riverdale Street Party - opportunities like this are few and far between.					
Inclusions: Kitchen Aid S/S Appliances: Refrigerator, 6 Burner Gas Stove (Dual Fuel), Wine Fridge, Built In Dish Washer, Front Loading Clothes Washer/Clothes Dryer, All Existing Window Coverings, All Existing Electric Light Fixtures, Basement Refrigerator, Deck box underneath deck					
Listing Contracted With: REAL ESTATE HOMEWARD Ph: 416-698-2090					