



265 Broadway Ave Toronto Ontario M4P 1W1 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,439.91/2025 Sold Date: 02/23/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$950,000 List: \$998,000 For: Sale % Dif: 95
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.52 x 135.17 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Broadway Ave/Mount Pleasant Road Directions: Broadway Ave/Mount Pleasant Road

MLS#: C12779286 **PIN#:** 103630243
Legal: Pt Block B Plan 1251(also referenced as Pt Block 2 in Block B) as in CT 226036, S/T and T/W CT226026, Toronto

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Place Of Worship, Public Transit, School Exterior Feat: Porch Interior Feat: Storage, Water Heater, Workbench	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Open Floor Plan Feat: Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	27.69	x 12.07	Open Concept Combined W/Dining
2	Dining	Ground	27.69	x 12.07	Open Concept Combined W/Living
3	Kitchen	Ground	9.45	x 7.84	O/Looks Garden W/O To Deck
4	Br	2nd	14.76	x 11.91	Hardwood Floor Closet
5	Br	2nd	14.76	x 7.71	O/Looks Garden Closet
6	Br	2nd	10.07	x 8.79	Hardwood Floor Closet
7	Br	Bsmt	19.65	x 14.3	

Client Remks: Welcome to 265 Broadway Avenue, a light-filled solid brick, 3 bedroom, semi-detached home, situated on a south lot, steps to TTC and schools. And an easy walk to the Eglinton Subway station on line one of TTC. This home with good bones awaits a family, who sees the potential of what it can become, and will take on the task creating their lovely home. Open concept living room/dining give flexibility to use of space. Compact U-shaped kitchen work area has a large window. Breakfast area is sun-filled and has a walk-out to deck. The mudroom at the back is a plus for pet owners, gardeners and any messy traffic. The second floor has 3 bedrooms, each with closet and large window. Lower level is divided into recreation area and a utility room with a laundry and work bench. You will enjoy the south-facing deck and private garden.

Inclusions: Refrigerator, stove, dishwasher, washer, dryer, second refrigerator in basement, all electric light fixtures.

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



1022 Mount Pleasant Rd Toronto Ontario M4P 2M3 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,754.83/2026 For: Sale % Dif: 122 Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,333,000 List: \$1,095,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.92 x 99 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Mount Pleasant Rd/Blythwood Directions: Mount Pleasant

MLS#: C13424060 **PIN#:** 211360368
Legal: PT LT 16 PL 497E TORONTO AS IN CA739886; S/T INTEREST IN CA739886; S/T & T/W CA739886; 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: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Patio, Lighting, Porch, Privacy Interior Feat: Carpet Free, 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x 14.76	Fireplace	Combined W/Dining	Hardwood Floor
2	Sunroom	Main	9.97	x 13.58	O/Looks Backyard	W/O To Deck	
3	Kitchen	Main	14.6	x 12.11	Combined W/Dining	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	14.11	x 11.12	O/Looks Frontyard	B/I Closet	Hardwood Floor
5	2nd Br	2nd	12.6	x 8.79	B/I Closet	Hardwood Floor	
6	3rd Br	2nd	10.6	x 8.1	B/I Closet	Hardwood Floor	
7	Bathroom	2nd	8.5	x 5.18	3 Pc Bath		
8	Media/Ent	Bsmt	25.52	x 11.38	Finished		
9	Bathroom	Bsmt	8.96	x 5.09	3 Pc Bath		

Client Remks: Welcome to this beautifully updated semi-detached home in one of Toronto's most sought-after neighbourhoods. Thoughtfully renovated and move-in ready with hardwood floors, this charming residence offers 3 spacious bedrooms, 2 full bathrooms, and an ideal blend of modern updates and timeless character. The main floor has been completely transformed with brand-new flooring and a stunning new kitchen featuring stainless steel appliances, creating a bright and stylish space for everyday living and entertaining. A beautiful sunroom addition extends the living area, providing the perfect setting for family gatherings, morning coffee, or relaxing with friends while overlooking the private backyard. Enjoy exceptional privacy with a tree-lined rear lot, offering a peaceful retreat rarely found in the city. The finished lower level provides valuable additional living space with flexibility for a recreation room, home office, gym, or the potential to create a fourth bedroom to suit your needs. Perfectly positioned just steps from Sherwood Park, Summerhill Market, local shops, cafes, and transit, this home is also located within one of Toronto's most highly regarded school districts offering access to some of the city's top public and private schools including John Fisher Junior PS with an English and French immersion program. A rare opportunity to enjoy updated living, outstanding schools, and an unbeatable family-friendly location in the heart of Midtown Toronto.

Inclusions: All ELF's, window coverings, appliances, mechanicals, washer and Dryer and outdoor shed with enough space for 4 bikes (bikes not included).

Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-565-9200



253 Broadway Ave Toronto Ontario M4P 1W1 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,481/2025 For: Sale % Dif: 118 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,411,000 List: \$1,195,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.88 x 135 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x2xBsmt	Dir/Cross St: Mt. Pleasant Rd & Eglinton Ave E. Directions: East of Mt. Pleasant Rd

MLS#: C12963170 **PIN#:** 103630249
Legal: PT BLOCK B PLAN 1251 (ALSO REFERENCED AS PT BLOCK 2 IN BLOCK B) AS IN CT959588, S/T & T/W CT959588 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Mutual, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.5	x 3.74	Hardwood Floor	Closet	Staircase
2	Living	Main	17.78	x 14.5	Electric Fireplace	Picture Window	Hardwood Floor
3	Dining	Main	12.07	x 10.6	Hardwood Floor	Crown Moulding	Combined W/Living
4	Kitchen	Main	14.5	x 9.32	Renovated	Open Concept	Centre Island
5	Family	Main	14.5	x 13.09	Hardwood Floor	W/O To Deck	Combined W/Kitchen
6	Prim Bdrm	2nd	14.57	x 13.09	His/Hers Closets	Closet Organizers	Hardwood Floor
7	Bathroom	2nd	8.6	x 6.27	4 Pc Ensuite	Porcelain Floor	Renovated
8	2nd Br	2nd	10.17	x 8.66	Hardwood Floor	Picture Window	Closet
9	Bathroom	2nd	8.66	x 5.68	4 Pc Bath	Renovated	Granite Floor
10	3rd Br	2nd	14.83	x 8.33	Picture Window	Hardwood Floor	Closet
11	Rec	Bsmt	19.09	x 12.83	Broadloom	Above Grade Window	Double Closet
12	Bathroom	Bsmt	6.82	x 3.35	Ceramic Floor	Window	Above Grade Window
13	Laundry	Bsmt	7.15	x 6.99	Ceramic Floor	Laundry Sink	
14	Utility	Bsmt	12.34	x 6.07	Concrete Floor		

Client Remks: Welcome to 253 Broadway Avenue, an extensively renovated and thoughtfully redesigned semi-detached home in the heart of Davisville Village, Toronto. Featuring a two-level addition, this property offers approximately 2,138 Sq. Ft of total living space. This turnkey residence showcases quality finishes throughout, including maple hardwood floors, cornice plaster mouldings, and pot lights, with a bright and functional layout tailored for modern family living. The main level is a standout, offering a rare open-concept kitchen and family room design for the area, made possible by the rear addition. The beautifully updated kitchen features custom cabinetry, quartz countertops, marble backsplash, stainless steel appliances, and a centre island, flowing seamlessly into the family room-an ideal space for everyday living and entertaining-with a walkout to the deck and private backyard. The front living and dining areas provide a warm and inviting setting for hosting or relaxing. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat featuring a 4-piece ensuite and his-and-hers closets with built-in organizers, along with two additional bedrooms ideal for a growing family. The fully finished lower level offers versatile additional living space, perfect for a recreation room, home office, or play area. Ideally located just steps to Mount Pleasant shops, restaurants, and amenities, offering excellent walkability, and the Eglinton LRT. With Sherwood Park nearby, this home offers exceptional convenience in a family-friendly neighbourhood near local schools. Complete with legal front pad parking-a valuable feature in an area where parking is often limited-this is a rare turnkey opportunity not to be missed, an ideal home for growing families seeking space, comfort, and convenience in one of Midtown Toronto's most sought-after communities.

Inclusions: All existing appliances: Samsung stainless steel fridge/freezer, Samsung stainless steel oven, Panasonic built-in microwave, Bosch panelled dishwasher, Cyclone exhaust fan, LG washer and LG dryer. All existing electric light fixtures and window coverings. Ecobee thermostat, Goodman high-efficiency furnace, Honeywell humidifier, GNC air conditioner, Rheem hot water tank (owned). Garden shed.

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



17 Elvina Gdns Toronto Ontario M4P 1X7 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,793.20/2026 For: Sale % Dif: 102 Sold Date: 06/28/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,270,000 List: \$1,249,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.25 x 81 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: MT. PLEASANT & EGLINTON Directions: JUST NORTH OF BROADWAY EAST OF MT. PLEASANT			

MLS#: C13478546 **PIN#:** 103620458
Legal: PT LOT 34 PLAN 647E AS IN EO85492; T/W EO90061 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2026 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: Clear View, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Deck Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 10.27	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	11.48	x 10.96	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	14.27	x 11.58	Renovated	Stainless Steel Appl	W/O To Garden
4	Prim Bdrm	2nd	11.45	x 10.01	Hardwood Floor	W/W Closet	Picture Window
5	2nd Br	2nd	8.23	x 10.5	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	8.23	x 8.5	Hardwood Floor	O/Looks Park	South View
7	Rec	Bsmt	20.14	x 14.27	Broadloom	Pot Lights	3 Pc Bath
8	Laundry	Bsmt	14.27	x 10.96	Concrete Floor	Laundry Sink	

Client Remks: Renovated 3 bedroom semi-detached, family home backing onto a parkette. This gem is primely located only blocks to Yonge St. & great schools including John Fischer P.S., North Toronto High School & Montessori at the corner of Elvina. The layout is open concept, having a spacious kitchen with SS appliances, including a gas stove. The kitchen walks out to a south facing deck & garden overlooking the park. Sunny & secluded; enjoy summer evenings relaxing or entertaining! This home also features: a working woodburning fireplace serviced yearly and used all the time. The primary bedroom has wall to wall built-in closets, a renovated 4 pc. bathroom plus a 3 pc. in the basement. The garden shed has power currently used as a workshop but also has CAT5 wiring & phone offering potential to be used as an office space or studio if desired. The garage also has power. One-car parking at rear with a front landscaped interlock pad (not licensed); Seller has been parking on this pad without objection. A wonderful starter or downsizer home. New: hot water tank 2025, AC 2026, newer windows, doors & storm doors. Move-in ready!

Inclusions: Profile fridge water dispenser "as is", Samsung gas stove, exhaust, Bosch dishwasher, Emerson microwave, LG steam washer & dryer, electric light fixtures, any blinds, garden shed with power, garage with power, hot water tank owned, gas line for BBQ

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



29 Elvina Gdns Toronto Ontario M4P 1X7 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,839.42/2026 For: Sale % Dif: 112 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,447,000 List: \$1,289,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 30 x 81 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 2 1x5x2nd, 1x3xBsmt	Dir/Cross St: Eglinton & Mt Pleasant Directions: Eglinton & Mt Pleasant

MLS#: C13223674 **PIN#:** 103620453
Legal: LOT 28 PLAN 647E; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Driveway: Mutual Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, Rec Centre, School, School Bus Route 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.27	x 6.99	Hardwood Floor	Open Concept	Closet
2	Family	Main	12.66	x 14.01	Hardwood Floor	Large Window	Fireplace
3	Dining	Main	10.24	x 12.01	Hardwood Floor	Open Concept	Pantry
4	Kitchen	Main	12.01	x 9.74	Modern Kitchen	Family Size Kitchen	W/O To Deck
5	Prim Bdrm	2nd	10.66	x 13.16	Hardwood Floor	B/I Closet	5 Pc Ensuite
6	2nd Br	2nd	10.33	x 10.99	Hardwood Floor	Closet	Large Window
7	3rd Br	2nd	9.25	x 8.01	Hardwood Floor	Closet	Large Window
8	Rec	Bsmt	18.57	x 14.99	Pot Lights	Above Grade Window	Open Concept
9	4th Br	Bsmt	10.24	x 9.42	Above Grade Window	Closet	3 Pc Bath
10	Laundry	Bsmt	6.17	x 9.42	Separate Rm	Closet	Above Grade Window

Client Remks: Nestled on one of Sherwood Park's most coveted family-friendly, community based dead-end streets, 29 Evina Gardens offers the perfect blend of style, comfort, and exceptional Midtown living. Surrounded by stunning ravine trails and park & just a short walk to Yonge Street, the LRT, shops, cafes, and restaurants, the location is second to none. Recently renovated with contemporary finishes throughout, this bright and inviting home features an open-concept kitchen and dining area, a welcoming living room with a fireplace, and three spacious bedrooms. The beautifully finished lower level offers a large recreation room, full bathroom, additional room. Step outside to private backyard with perennial gardens. The property also includes four-car parking and a detached garage with additional storage, a rare midtown offering! A beautifully updated home in one of Toronto's most sought-after neighbourhoods.

Inclusions: All existing Stainless steel appliances (fridge, gas stove, microwave, built-in dishwasher), basement fridge, washer, dryer, all existing electric light fixtures, all existing window coverings and rods, all built-in shelving and closet organizers.

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



12 Fairfield Rd			Sold: \$1,344,250		
Toronto Ontario M4P 1T1			List: \$1,379,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$8,031/2025		For: Sale	% Dif: 97		
Sold Date: 05/25/2026					
SPIS: No	Last Status: SLD	DOM: 19			
Semi-Detached	Fronting On: N	Rms: 5 + 3			
Link:	Acreage:	Bedrooms: 2			
2-Storey	21.58 x 112.66 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 1x2xMain, 1x3xLower			
Dir/Cross St: N Of Eglinton/ Mt Pleasant			Directions: N Of Eglinton/ Mt Pleasant		

MLS#: C13090162

PIN#: 103630187

Legal: Pt Block B Pl 806; As In Ct780176

Kitchens: 1		Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished		Drive: Mutual	Gas:
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: Fenced Yard, Fireplace/Stove	Retirement:
Apx Sqft: 700-1100		Exterior Feat: Landscaped	HST Applicable to: Included In
Lot Shape: Rectangular		Interior Feat: None, Bar Fridge, Built-In Oven	Sale Price:
Lot Size Source: GeoWarehouse			Farm/Agr:
Roof: Shingles			Oth Struct: Gazebo
Foundation: Concrete			Survey Type: Available
Assessment: POTL:			Spec Desig: Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.31	x 11.22	Fireplace	Large Window	Hardwood Floor
2	Dining	Ground	10.17	x 8.5	Skylight	O/Looks Backyard	Hardwood Floor
3	Kitchen	Ground	16.31	x 13.12	B/I Appliances	Centre Island	O/Looks Backyard
4	Prim Bdrm	2nd	12.89	x 12.17	Closet	Window	Hardwood Floor
5	2nd Br	2nd	11.91	x 8.99	Closet	Window	Hardwood Floor
6	Rec	Lower	15.03	x 10.07	Tile Floor	Wet Bar	Window
7	Laundry	Lower	8.01	x 7.58	Tile Floor	Window	Laundry Sink

Client Remks: Discover luxury living in the heart of Toronto. This stunning semi-detached home has been fully renovated from top to bottom with thoughtful architectural design and premium finishes throughout. The exceptional chef's kitchen features a striking wall of glass overlooking a private garden, a large centre island with waterfall countertop and breakfast bar, and well-designed prep and cooking stations. Custom cabinetry and Samsung stainless steel appliances complete the space. The kitchen opens to a cozy dining room with skylight. Wide-plank white oak engineered hardwood flooring flows throughout the main and second floors, complemented by beautiful modern stairs and a convenient main floor powder room. The beautifully finished lower level offers a spacious recreation room, home office nook, a fully renovated three-piece bathroom, and a sizable laundry room. Ideally located steps to excellent shops, cafes, and renowned restaurants along Mt. Pleasant. A must-see.

Inclusions: Stainless Steel Samsung Fridge/Freezer, Samsung Cooktop, Ancona Hood Range, Samsung Dishwasher, Samsung Microwave & Wall Oven, Electrical Fireplace, 65" Samsung TV and ivation Beverage Cooler, LG Washer & LG Dryer. All the Electrical Light Fixtures. All the Window Coverings.

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. Ph: 416-222-8600



483 Roehampton Ave Toronto Ontario M4P 1S3 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,563/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 17		Sold: \$1,330,000 List: \$1,399,000 For: Sale % Dif: 95
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 17.5 x 90 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x2xBsmt
Dir/Cross St: Bayview Avenue & Eglinton Avenue Directions: East of Mt Pleasant and West of Bayview		

MLS#: C13048342 Assignment: No Legal: PT LOT 36 PLAN 639 SOUTH SIDE ROEHAMPTON		PIN#: 103630073 Fractional Ownership: No Vacant Land Condo: No
Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Clear View, Fenced Yard, Public Transit Interior Feat: Carpet Free, Separate Heating Controls, Storage Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Multiple Entrances Feat: 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	12.76	x 18.47	O/Looks Frontyard	Combined W/Dining	Hardwood Floor
2	Dining	Ground	9.81	x 11.94	Hardwood Floor	Window	Oak Banister
3	Kitchen	Ground	14.14	x 12.76	Modern Kitchen	W/O To Yard	Large Window
4	Prim Bdrm	3rd	16.04	x 12.7	4 Pc Ensuite	Juliette Balcony	B/I Closet
5	Bathroom	3rd	9.84	x 11.22	Heated Floor	Porcelain Floor	Walk Through
6	Other	3rd	12.76	x 5.31	Hardwood Floor	Separate Rm	
7	2nd Br	2nd	12.76	x 12.8	Hardwood Floor	South View	French Doors
8	Bathroom	2nd	5.48	x 11.88	Heated Floor	Porcelain Floor	Nw View
9	3rd Br	2nd	12.76	x 9.15	Hardwood Floor	Large Window	North View
10	Laundry	2nd	5.48	x 3.51	Enclosed	Hardwood Floor	Tile Floor
11	Utility	Bsmt	12.76	x 27.72	Concrete Floor	2 Pc Bath	Window
12	Office	Bsmt	12.73	x 12.01	Carpet Free	Tile Floor	Partly Finished

Client Remks: Nestled on a beautiful tree-lined street in desirable N Toronto, this charming 3-bdrm semi offers approx. 1620 sf of above-grade living space & 2152 sf total space with thoughtful updates & timeless finishes throughout. A bright & welcoming main floor featuring a spacious LR, formal Dining area, and Kitchen. Hand-scraped oak plank flooring flows seamlessly underfoot, complemented by elegant Silhouette blinds in all the rooms. The kitchen is a standout with granite countertops, neutral-toned large cabinets boasting soft-close drawers, a Frigidaire fridge and Bosch dishwasher. The Kitchen opens to a private backyard featuring a 2-year-old pressure-treated deck, patio stone pavers, a mature flowering Catalpa tree, and a cedar fence for privacy. The front of the home impresses with a tiger wood hardwood deck and an armour stone-tiered garden walkway with pre-formed concrete steps and railings on either side-creating effortless curb appeal. An oak staircase with stylish iron rod spindles leads to the second level, home to two generously sized bedrooms and a luxurious 4-piece bathroom. The second bedroom features Hunter Douglas blinds and elegant French doors, while the north-facing third bedroom enjoys similar window treatments. The bathroom delights with heated porcelain floors, a clawfoot bathtub with shower enclosure, and subway tile backsplash. Adjacent laundry facilities include a whirlpool washer and gas dryer, plus convenient storage. Ascending to the third level, you're greeted by warm maple flooring in the principal suite. This serene retreat boasts a Juliette balcony with a retractable screen door open to the backyard (and treetop views of neighboring yards) pot lights and custom closet by Organized Interiors. The ensuite bathroom features a heated floor, Neptune soaker tub and an extra large walk in shower with 5 different water sources. 13x8 walk-in storage behind bathroom // 2 parking spots avail by permit in front of house \$160 every 6 months per spot

Inclusions: Fridge, Dishwasher, Washer/Dryer, All Elf's / Upgraded 3/4 inch copper plumbing from street to house / Two above-grade windows provide natural light, while a year-old furnace and humidifier (100+ efficiency rating) ensure year-round comfort.

Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-782-8882



148 Sherwood Ave
Toronto Ontario M4P 2A8
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,171.38/2026 **For:** Sale **% Dif:** 98
Sold Date: 03/16/2026
SPIS: No **Last Status:** SLD **DOM:** 14
Semi-Detached **Fronting On:** N **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey **15.92 x 184 Feet** **Washrooms:** 2
Irreg: **1x5x2nd, 1x3xLower**
Dir/Cross St: Mount Pleasant & Blythwood Rd **Directions:** Mount Pleasant & Blythwood Rd

MLS#: C12833086 **PIN#:** 103620144
Legal: PT LOT 39 PLAN 676 AS IN CT979415 ; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Park, Public Transit, Ravine, School Exterior Feat: Deck Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 12.76	Hardwood Floor	O/Looks Frontyard	Open Concept
2	Dining	Main	12.76	x 7.38	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Main	14.67	x 12.76	Hardwood Floor	W/O To Patio	Renovated
4	Prim Bdrm	2nd	14.07	x 13.35	Hardwood Floor	His/Hers Closets	South View
5	2nd Br	2nd	13.35	x 8.07	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	10.04	x 9.42	Hardwood Floor	Window	
7	Media/Ent	Lower	15.49	x 12.17	3 Pc Bath	B/I Bookcase	
8	Laundry	Lower	10.76	x 7.97	Tile Floor	B/I Shelves	

Client Remks: Welcome to 148 Sherwood Avenue - a beautifully renovated family home set on an extraordinary 184-foot-deep lot in one of Toronto's most coveted neighbourhoods. Tucked away on a quiet cul-de-sac that opens into the breathtaking ravine trails of Sherwood Park, this elegant three-bedroom semi-detached residence seamlessly blends timeless charm with modern sophistication. The spacious eat-in kitchen walks out to a remarkable 184-foot deep backyard oasis, offering an expansive setting for entertaining, relaxing, and enjoying the serenity of the surrounding greenery. Extensively upgraded with a full exterior transformation, renovated bathrooms, a finished basement, and hardwood flooring throughout, this home is truly move-in ready. Just steps to Summerhill Market and a short stroll to the vibrant shops and restaurants along Yonge Street, the location is second to none. Situated within the catchment of top-ranked schools including Blythwood Junior Public School, Glenview Senior Public School, North Toronto Collegiate Institute, and Northern Secondary School, as well as many of the city's premier private schools, this is a rare opportunity to secure an exceptional home in an unbeatable setting - complete with legal front pad parking.

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



4 Rowley Ave Toronto Ontario M4P 2S8 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,717.25/2025 For: Sale % Dif: 93 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,380,000 List: \$1,480,000
Triplex Link: 2-Storey	Fronting On: W Acreage: 22.42 x 120 Feet Irreg:	Rms: 10 + 5 Bedrooms: 4 + 2 Washrooms: 3 1x3xUpper, 1x3xMain, 1x3xLower Dir/Cross St: Bayview/Eglinton Directions: As Per Map	

MLS#: C13010568		PIN#:			
Legal: PCL 30-2 SEC M586; PT LOTS 30 & 31 PLAN M586					
Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free		Zoning: Triplex Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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
Client Remks: ***LOWEST PRICE FOR A QUICK SALE*** This Is a RAREST Of The RARE Investment Opportunity You DON'T Want To Miss!!! A LEGAL TRIPLEX In One Of Toronto's Most Prestigious And Sought-after Neighborhoods ! Offering THREE Separate 2-bedroom Suites, Each On Its Own Level, With A Private Entrance, Kitchen, And Bathroom. The Suites Provide The Ultimate In Privacy And Convenience, Making It Ideal For High-quality Tenants. Situated Amidst Multi-Million-Dollar Homes, With Easy Access To Public Transit, Including Being Steps Away From The Soon-to-be-completed Eglinton LRT, As Well As Boutique Restaurants, Supermarkets, And Other Essential Amenities, Ensuring Residents Enjoy The Best In Urban Living. The Property Is Also In Close Proximity To Some Of Toronto's Top Public And Private Schools, Such As The Crescent School And The French School (TFS), Making It An Attractive Option For Families. This Is Truly A Lucrative Opportunity That Won't Last Long, And Won't Be Easily Available In The Foreseeable Future, So Secure Your Future Today!					
Inclusions: ***Please Check Attached Floor Plans For All Rooms' Dimensions!!!!*** Three Fridges, Three Stoves, Two Hood Fans, One Microwave With Built-in Hood Fan, Two Dishwashers, Washer & Dryer In Common Laundry Room, All Existing Electric Light Fixtures, All Existing Window Coverings, Window Air Conditioning Unit, Gas Boiler And Equipment.					
Listing Contracted With: UNION CAPITAL REALTY Ph: 289-317-1288					



52 Stibbard Ave			Sold: \$2,225,000		
Toronto Ontario M4P 2C2			List: \$1,749,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$10,640.16/2025		For: Sale	% Dif: 127		
Sold Date: 03/25/2026					
SPIS: No	Last Status: SLD	DOM: 2			
Semi-Detached	Fronting On: N	Rms: 8 + 2			
Link:	Acreage:	Bedrooms: 4			
2-Storey	29.25 x 127 Feet	Washrooms: 4			
	Irreg:	1x2xMain, 2x4x2nd, 1x3xLower			
Dir/Cross St: Mt Pleasant Rd/ Stibbard Ave			Directions: Mt Pleasant Rd/ Stibbard Ave		

MLS#: C12909998	PIN#: 211370139
Legal: Plan 691 Pt Lot 9 Plan 205 Pt Lot 8	

Kitchens: 1	Exterior: Brick / Wood	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Private	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
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:	Prop Feat: Hospital, Library, Park, Place	Retirement:
Apx Sqft: 1500-2000	Of Worship, Public Transit, Ravine	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Generator -	Sale Price:
Foundation: Concrete	Full	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.75	x 11.22	Open Concept	Combined W/Kitchen	Hardwood Floor
2	Dining	Main	11.91	x 10.07	Hardwood Floor	O/Looks Frontyard	Pot Lights
3	Kitchen	Main	15.68	x 9.58	Modern Kitchen	Centre Island	Stainless Steel Appl
4	Mudroom	Main	9.09	x 4.95	W/O To Patio	Pot Lights	Sliding Doors
5	Prim Bdrm	2nd	15.32	x 11.29	4 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	13.94	x 10.3	Hardwood Floor	B/I Closet	Large Window
7	3rd Br	2nd	12.63	x 9.71	Hardwood Floor	B/I Closet	Picture Window
8	4th Br	2nd	12.3	x 10.07	Bay Window	Hardwood Floor	Pot Lights
9	Rec	Lower	20.14	x 19.23	2 Pc Bath	Open Concept	Finished
10	Laundry	Lower	11.02	x 10.24	Laundry Sink	Above Grade Window	

Client Remks: Spacious and inviting family home in prime Sherwood Park, fully renovated in 2018 and thoughtfully updated throughout. This warm and airy residence offers 4 bedrooms and 4 bathrooms, with a functional layout designed for modern family living. At the heart of the home is a stunning, family-sized eat-in kitchen featuring top-of-the-line finishes, a large center island, and seamless flow into the living room-perfect for both everyday living and entertaining. A convenient mudroom just off the kitchen provides direct access to the backyard. The primary suite offers a private retreat with a 4-piece ensuite, walk-in closet, and expansive wall-to-wall windows that fill the space with natural light. Bright, well-proportioned bedrooms and a finished lower level offer added flexibility for everyday living. Set on a beautifully landscaped lot with a charming front English garden, the home also features a covered rear porch, gas BBQ hookup, and a relaxing soft tub. Additional highlights include a rare private drive for 2-cars, backup generator, and EV charger. Ideally located just steps to Sherwood Park, Yonge Street shops and dining, transit, and top-rated Blythwood Jr PS.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All electrical light fixtures and all window coverings. Backup Generator. EV Charger & accessories. B/I Speakers on Main Floor. Instant hot water tank, Furnace & AC (O). Softtub & accessories.

Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. Ph: 416-485-7575



36 Corinth Gdns Toronto Ontario M4P 2N5 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$9,463.80/2026 For: Sale Sold Date: 02/07/2026 % Dif: 96 SPIS: Yes Last Status: SLD DOM: 18		
Sold: \$1,775,088 List: \$1,848,800		
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 10.96 x 107.3 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x5x2nd, 1x5x3rd
Dir/Cross St: Bayview Avenue and Broadway Ave Directions: West of Bayview, North of Broadway		

MLS#: C12713924 **PIN#:** 103620714
Legal: PT BLK B PL 1251 PTS 3, 4, & 5, PL 66R-20513. TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 66R20513 AS IN AT289164 SUBJECT TO AN EASEMENT OVER PART 3, PLAN 66R20513 IN FAVOUR OF THE OWNERS OF PARTS 1 & 2, PLAN 66R20513, TO PERMIT ENCROACHMENT OF ROOF, EAVE

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2003 Yr Built Source: Owner Apx Sqft: 1500-2000 Lot Shape: Irregular Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Public Transit, Ravine, School Exterior Feat: Year Round Living, Deck Interior Feat: Carpet Free, Sump Pump	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 9.91	Hardwood Floor	O/Looks Frontyard	2 Pc Bath
2	Kitchen	Main	12.34	x 6.82	Hardwood Floor	Gas Fireplace	Combined W/Dining
3	Dining	Main	14.24	x 7.09	Hardwood Floor	W/O To Deck	Combined W/Kitchen
4	2nd Br	2nd	14.01	x 13.25	Hardwood Floor	Large Closet	Large Window
5	3rd Br	2nd	14.01	x 14.01	Hardwood Floor	O/Looks Backyard	Large Window
6	Prim Bdrm	3rd	18.57	x 14.01	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	Rec	Lower	19.26	x 12.99	Tile Floor	Access To Garage	Walk-Out

Client Remks: 36 Corinth Gardens is the kind of address people wait for- quiet, tucked away & surrounded by mature trees in one of Midtown's most loved family pockets. Set on a peaceful cul-de-sac in Sherwood Park, this modern semi delivers the space & layout of a full-sized home, with the ease & energy of a neighbourhood where everything just works - schools, parks, cafes, quick commutes & community all woven into daily life. At the front of the home, the living room is bright & welcoming with an easy sense of calm the moment you step inside. The main level unfolds with a natural flow- leading you toward a well-appointed kitchen designed to keep daily life feeling organized & connected. Just off the kitchen, a charming breakfast area is perfect for slow mornings & casual meals, opening directly to a walkout that leads to a private backyard with a deck surrounded by lush trees. The adjoining dining space is anchored by a beautiful gas fireplace that sets the tone for everything from relaxed dinners to more formal entertaining. A tucked-away powder room completes the main level. Upstairs, 2 bright bedrooms are beautifully proportioned & share a generously sized 5-pc bath & a full laundry area on the same level adds convenience to everyday life. The 3rd floor is a true retreat - an entire level dedicated to the primary suite, complete with a walk-in closet & a serene bedroom featuring a gas fireplace & skylight for an added sense of warmth & natural light. The sprawling 5-pc ensuite has heated floors and is set in a bright, airy space that instantly elevates the everyday. Downstairs, the finished lower-level adds valuable flex space - perfect for a playroom, a home gym, cozy movie room or a work-from-home setup- plus the bonus of interior access to the integrated garage & a walk-out to the backyard. An exceptional location set within the coveted school districts of Northlea, Leaside High & Northern Secondary and also moments to Sherwood Park, Summerhill Market an the Eglinton LRT.

Inclusions: Whirlpool fridge, Bosch range and hoodvent, Miele dishwasher, Samsung washer & dryer; all electrical light fixtures, all window coverings.

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



109 Sherwood Ave Toronto Ontario M4P 2A6 Toronto C10 Mount Pleasant East Toronto		Sold: \$1,900,000 List: \$1,899,000
Taxes: \$9,622.15/2025	For: Sale	% Dif: 100
Sold Date: 04/18/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 19.43 x 179 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x3xBsmt, 1x3x3rd
Dir/Cross St: Mount Pleasant Rd & Sherwood Ave Directions: Mount Pleasant Rd & Sherwood Ave		

MLS#: C12991014

PIN#: 211360351

Legal: Part Lot 21, Plan 776

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: 1922 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers Multiple Entrances, Parking Included In Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 14.67	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	14.67	x 13.16	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	14.67	x 10.93	Eat-In Kitchen	W/O To Deck	Stainless Steel Appl
4	Prim Bdrm	2nd	14.67	x 12.83	Fireplace	Hardwood Floor	Closet
5	2nd Br	2nd	12.07	x 10.24	Bay Window	Hardwood Floor	Closet
6	3rd Br	2nd	10.83	x 8.76	Hardwood Floor	Closet	
7	Sunroom	2nd	8.83	x 7.74	Broadloom	South View	
8	4th Br	3rd	12.01	x 10.5	Hardwood Floor	Closet	
9	5th Br	3rd	14.34	x 12.01	Hardwood Floor	Closet	3 Pc Ensuite
10	Rec	Bsmt	21	x 13.75	Broadloom	W/O To Yard	
11	Laundry	Bsmt	9.74	x 5.15			

Client Remks: Extra-Wide Semi on a Rare 179-Foot South-Facing Deep Lot in the Heart of Sherwood Park. This beautifully maintained 5-bedroom family home offers a bright, open-concept layout with high ceilings, updated hardwood floors, stylish foyer tiles, potlights throughout, and elegant California shutters. Recent upgrades include an updated fence, a newly built garden shed, driveway and side stone interlocking, a recently upgraded oven (2025), upgraded bathroom light fixtures and vanity, and refreshed broadloom carpet in the basement-ideal for comfortable family living and entertaining. The gourmet eat-in kitchen overlooks a beautifully landscaped backyard garden, perfect for outdoor enjoyment. The generous primary bedroom features a cozy fireplace, while a versatile third-floor retreat with skylights and a private bath provides flexible living space. The fully dug-out, renovated lower level includes a walk-out to the backyard and a 3-piece bath. Additional updates include modern light fixtures in the second-floor bathroom and a recently built front porch. Two rear parking spaces with access via right-of-way. Located in the top-rated Blythwood Junior Public School District, this home is steps from Sherwood Park trails and within walking distance to shops and restaurants along Yonge Street. Rarely available-this property is not to be missed!

Inclusions: Stainless Steel Fridge, Built-In Dishwasher, Electric Cooktop, Built-In Oven, Microwave, Washer & Dryer, Furnace, Central A/C, California Shutters, All Electric Light Fixtures & Window Coverings, Backyard Shed.

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