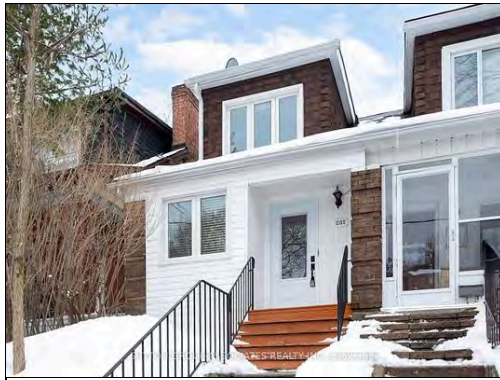




257 Benson Ave Toronto Ontario M6G 2J7 Toronto C02 Wychwood Toronto Taxes: \$5,173.04/2025 Sold Date: 03/01/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$875,000 List: \$829,000 For: Sale % Dif: 106
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 15.67 x 79.87 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Benson Ave & Winona Drive Directions: Benson Ave & Winona Drive

MLS#: C12822126 **PIN#:** 212620321
Legal: PT LT 12-13 PL 1356 TORONTO; PT LT 6-7 PL D1375 TORONTO AS IN CT329520; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block 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, Fireplace/Stove Interior Feat: Carpet Free, Water Heater Owned	Zoning: Residential Cable TV: Gas: Hydro: Water: Municipal 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	Living	Main	16.11	x 12.65	Fireplace	Combined W/Dining	Window
2	Dining	Main	16.11	x 12.65	Open Concept	Combined W/Living	Window
3	Family	Main	13.04	x 9.92	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	11.56	x 8.65	Hardwood Floor	Track Lights	W/O To Deck
5	Prim Bdrm	2nd	11.42	x 10.41	Hardwood Floor	B/I Closet	Large Window
6	2nd Br	2nd	10.26	x 8.22	Hardwood Floor	Closet	Walk-Out
7	Bathroom	2nd	7.79	x 5.03	4 Pc Bath	Tile Floor	Window
8	Rec	Lower	12.13	x 9.95	Laminate	Pot Lights	Above Grade Window

Client Remks: This charming two-bedroom home in prime Wychwood is an exceptional condo alternative - ideal for buyers seeking the affordability of a condo price point while enjoying the freedom of your own front door, private outdoor space, and the everyday convenience of ground-floor living, especially for dog owners. The bright open-concept main floor features hardwood floors and a cozy living and dining space anchored by a wood-burning fireplace. The modern eat-in kitchen with terrazzo counters leads to a private deck and backyard - a rare extension of living space ideal for entertaining, relaxing outdoors, or letting pets out with ease. Upstairs, two well-proportioned bedrooms with built-in storage and large windows are complemented by a stylish four-piece bathroom. The finished lower level adds flexible recreation space, laundry, and additional storage. Located in the heart of Wychwood, just moments to Wychwood Barns, the popular Saturday Farmers' Market, neighborhood parks, local cafes, and the vibrant St. Clair West corridor - offering a strong sense of community and walkable city living.

Inclusions: Refrigerator, stove, washer, dryer, all electric light fixtures, all window coverings, hot water heater, gas furnace and central air conditioner.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



1099 Ossington Ave Toronto Ontario M6G 4B2 Toronto C02 Wychwood Toronto Taxes: \$6,078/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,147,500 List: \$999,000 For: Sale % Dif: 115
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19 x 79.56 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Ossington/Dupont Directions: .

MLS#: C13046858 **PIN#:** 212650020
Legal: PLAN 197Y PT LOT 54 RP 66R18192 PART 3

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1998 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Veneer Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.4	x 12.63	Gas Fireplace	Open Concept	Laminate
2	Dining	Main	9.58	x 9.51	Open Concept	Laminate	
3	Kitchen	Main	16.4	x 12.07	Breakfast Area	Double Sink	O/Looks Backyard
4	Prim Bdrm	2nd	12.93	x 12.27	W/I Closet	Laminate	
5	2nd Br	2nd	13.62	x 8.07	B/I Closet	Laminate	
6	3rd Br	2nd	11.15	x 7.94	B/I Closet	Laminate	
7	Rec	Bsmt	15.88	x 10.53	Open Concept	Laminate	
8	Office	Bsmt	9.25	x 9.25	Laminate		

Client Remks: Recently renovated stunning home offers a well-balanced combination of space, layout, and location. Only 28 years old, it offers a well-proportioned layout, updated finishes, and everyday functionality. The main floor features a large open-concept living and dining area with a cozy gas fireplace, creating a space that is both expansive and well-defined for daily living and entertaining. The large eat-in kitchen is designed for practical use, with new Quartz countertops, new double s/s sink & faucet, and beautifully painted green cabinetry. A walk-out to a low-maintenance backyard with new deck boards and direct access to the detached garage. Upstairs are three good sized bedrooms (primary with walk-in closet), plus a convenient 2nd flr laundry. The home has been refreshed throughout with new laminate flooring, fresh paint, updated light fixtures, and renovated bathroom vanities, toilets and mirrors. The finished basement extends the living space with a generous rec room and an additional bedroom or office, offering flexibility for guests, work-from-home, or future conversion to an income suite. Located across from Geary Avenue Parkette and just steps to Garrison Creek Park, with TTC access at the doorstep and a short walk to the Bloor subway, this home is also within easy reach of the Ossington strip, Geary Ave, Bloor St W, and St. Clair West, with a wide range of restaurants, shops, groceries, and desirable schools nearby.

Inclusions: Stove, Fridge, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Shelves, Garage Door Opener.

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



65 Benson Ave Toronto Ontario M6G 2H7 Toronto C02 Wychwood Toronto Taxes: \$6,651.05/2025 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,399,000 List: \$1,079,000 For: Sale % Dif: 130
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.17 x 114.92 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Christie & St Clair Directions: W. of Christie. S. of St Clair

MLS#: C12994808 **PIN#:** 212620586
Legal: PT LT 12-13 PL 119 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA601449 S/T & T/W CA601449; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Wood A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Asphalt Rolled Foundation: Brick, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	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, Porch Interior Feat: None Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Year: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 11.91	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	14.34	x 10.24	Hardwood Floor	East View	Pot Lights
3	Kitchen	Main	11.32	x 14.01	Stainless Steel Appl	Breakfast Bar	W/O To Yard
4	Prim Bdrm	2nd	10.6	x 12.01	Hardwood Floor	W/W Closet	O/Looks Garden
5	2nd Br	2nd	12.5	x 8.83	Hardwood Floor	B/I Shelves	East View
6	3rd Br	2nd	8.23	x 14.6	Hardwood Floor	Closet	East View
7	Bathroom	2nd	7.58	x 8.66	4 Pc Bath	Soaker	Separate Shower
8	4th Br	Lower	14.67	x 12.99	Pot Lights	Window	Se View
9	5th Br	Lower	10.99	x 10.99	Pot Lights	Window	Closet
10	Bathroom	Lower	12.01	x 7.09	3 Pc Bath	Combined W/Laundry	Window

Client Remks: Set on one of the neighbourhood's most coveted streets, a beautiful restoration of this 1927 home embodies a quiet, confident sophistication honouring its architectural roots while embracing modern living. Hardwood floors and painted millwork reflect the integrity of the era, while an open-concept layout invites light, flow, and connection. At the heart of the home, a generous south-facing kitchen is an epicurean's delight. Quartz countertops, abundant storage, and stainless steel appliances, including a gas range for the chef, anchor a space designed for real life: dinner parties, slow mornings, homework at the breakfast bar. An integrated coat closet adds everyday ease, while the seamless walk-out to the deck and fenced yard extends living to the outdoors. Upstairs, the primary suite overlooks the front garden and comfortably accommodates a king-sized bed, with wall-to-wall closets featuring bespoke five-panel doors and custom organizers. Two additional bedrooms, offer enhanced storage. A beautifully appointed family bath with both a clawfoot soaking tub and a spacious glass shower, finished with timeless style and classic details. The lower level is where this home truly stands out (and up). Uncommonly tall, bright, and beautifully finished, it offers exceptional, flexible living space with two bedrooms (one currently a media/recreation room), a spacious 3-piece bath with laundry, and the kind of scale and quality rarely found in similar homes. Beyond the front door, it's an easy stroll to St Clair West shops, restaurants, and everyday amenities. Steps to the beloved Wychwood Barns Farmers' market (and dog park: if you know, you know). TTC, parks and top-rated schools just around the corner. Incredible location, a welcoming front porch, meaningful mechanical updates, and a home that has evolved with intention, this is one you feel the moment you arrive!

Inclusions: Stainless steel kitchen appliances: French-door refrigerator, gas range, microwave/vent, dishwasher, four (4) ductless A/C, combi gas boiler, all custom closet organizers now attached, all existing light fixtures & ceiling fans now attached, antique mirror & cabinet in family washroom, front loading clothes washer & dryer, all window blinds.

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



409 Christie St		Sold: \$970,000
Toronto Ontario M6G 3C5		List: \$1,090,000
Toronto C02 Wychwood Toronto		
Taxes: \$4,984.52/2026	For: Sale	% Dif: 89
Sold Date: 05/25/2026		
SPIS: No	Last Status: SLD	DOM: 32
Semi-Detached	Fronting On: E	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	18.33 x 100.17 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x4xBsmt
Dir/Cross St: Christine & Davenport		
Directions: south of Davenport and north of Dupont Streeton Christie		

MLS#: C13037134

PIN#: 212590064

Legal: part lot 40-41 plan D1368 , one side of property is 19.17 ft. wide by 100.33 ft. and other is 17.76 ft. x 100.39 ft.

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Fin W/O / Sep Entrance	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Hospital, Library, Park, Place	Retirement:
Year Built: 1927	Of Worship, Public Transit, School	HST Applicable to Included In
Yr Built Source: Other	Interior Feat: Water Heater	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Rolled, Asphalt Shingle		Survey Type: Unknown
Foundation: Brick, Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.47	x 7.87	W/O To Terrace	Laminate	Updated
2	Living	Main	11.15	x 10.33	Laminate	Formal Rm	
3	Dining	Main	13.78	x 9.51	Laminate		
4	Prim Bdrm	2nd	10.6	x 10.6	Laminate	Closet	
5	2nd Br	2nd	11.32	x 8.04	Laminate	Closet	
6	3rd Br	2nd	7.38	x 10.96	Laminate		
7	Rec	Bsmt	21.78	x 12.8	Tile Floor		
8	Laundry	Bsmt	12.96	x 5.97	Tile Floor	Double Sink	
9	Cold/Cant	Bsmt	12.83	x 5.18	W/O To Garden		

Client Remks: WYCHWOOD PARK/BARNS/CHRISTIE PITS This lovely 3 bedroom, 2 bathroom home is amazingly situated between all the amazing locations you want to be in. A wonderful family-friendly neighborhood. Beautiful updated floors on main and 2nd, freshly painted throughout, 2 walkouts from basement which can easily be converted to an in law suite. Double car block garage via lane. Beautiful Original Claw Bathtub in 2nd floor bathroom. Boiler replaced 2015 with indirect hot water supply/with hot water tank which is owned. Enjoy the amazing shops and restaurants on St. Clair Avenue, Farmers Market, Fiesta Farms, Hillcrest Park, Loblaws, Yoga/Boxing/Spin Classes, Medical Centre and Christie Pits Park. Top Private Schools in close proximity. TTC at your door, A rare find to move in and enjoy the best of one of Toronto's central best community.

Inclusions: Fridge, Stove, Range Hood, Washer And Dryer, Updated Indirect Supply Boiler Installed 2015 Hot Water Tank Owned All Electrical Light Fixtures

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. Ph: 416-966-0300



93 Marchmount Rd Toronto Ontario M6G 2B2 Toronto C02 Wychwood Toronto Taxes: \$5,346.48/2025 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 49			Sold: \$1,082,500 List: \$1,149,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.43 x 93.62 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Ossington Ave and Davenport Rd Directions: Ossington Ave and Davenport Rd

MLS#: C12736274 **PIN#:** 212650234
Legal: PT LT 33 PL D1363 TORONTO AS IN CT774168; T/W & S/T CT774168; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Rolled, Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.6	x 10.07	Hardwood Floor	Large Window	Closed Fireplace
2	Br	Main	12.37	x 9.48	Laminate	Large Window	
3	Kitchen	Main	10.1	x 14.99	Ceramic Floor	Sliding Doors	
4	Sitting	Main	5.77	x 14.37			
5	Br	2nd	12.07	x 13.78	Hardwood Floor	Large Window	Closet
6	Br	2nd	11.48	x 9.58	Hardwood Floor	Window	
7	Kitchen	2nd	10.5	x 14.99	Ceramic Floor	Window	
8	Kitchen	Bsmt	20.47	x 14.99	Ceramic Floor		
9	Furnace	Bsmt	12.27	x 10.07	Ceramic Floor		
10	Laundry	Bsmt	7.28	x 9.09			
11	Cold/Cant	Bsmt	6.07	x 14.99			
12	Bathroom	Bsmt	8.5	x 4.1	4 Pc Bath		
13	Bathroom	2nd	5.18	x 9.58	4 Pc Bath		

Client Remks: Welcome to 93 Marchmount Road - a charming semi-detached gem that blends classic Toronto character with everyday urban convenience. This beautifully proportioned 3-bedroom, 2-storey home is the kind of place that instantly feels welcoming, whether you're stepping inside for the first time or imagining your future here. Sun-filled living and dining spaces set the stage for both relaxed family living and effortless entertaining, while the well-laid-out bedrooms offer comfort, privacy, and flexibility for growing families, professionals, or those working from home. Every corner feels thoughtfully used, making the home as practical as it is inviting. What truly sets this property apart is the rare lane-way parking and private garage - a highly sought-after feature in the city that adds real everyday value and long-term appeal. No circling the block, no compromises - just easy access and peace of mind. The home's three kitchens also allows for potential rental income, offering flexibility for homeowners looking to generate additional revenue. Located in the heart of the city, you're surrounded by everything that makes living in Toronto so desirable. Excellent transit options are just minutes away, connecting you quickly to downtown, major employment hubs, and vibrant neighbourhood destinations. Enjoy nearby parks, schools, local cafes, and community amenities that make this area both lively and livable. Whether you're a first-time buyer, an upgrader, or an investor looking for a solid opportunity in a well-connected neighbourhood, 93 Marchmount Road offers the perfect balance of charm, convenience, and potential. Homes like this don't come along often - come see why this one stands out.

Inclusions: All existing appliances and electric light fixtures
Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



144 Rushton Rd Toronto Ontario M6G 3J1 Toronto C02 Wychwood Toronto Taxes: \$6,950/2026 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,320,000 List: \$1,179,000 For: Sale % Dif: 112
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 18.62 x 97.5 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x3xBsmt, 1x4x2nd	Dir/Cross St: St Clair and Christie Directions: St Clair and Christie

MLS#: C13259262 **PIN#:** 212620500

Legal: Plan D1346 Pt Lot 10 Pt Lot 11

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1915 Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Flat, Membrane, Rolled Foundation: Concrete Assessment: 2025 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: Family Room, Fireplace/Stove Interior Feat: In-Law Capability, 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4	x 3.67	Hardwood Floor		
2	Living	Main	14.99	x 10.99	Hardwood Floor		
3	Dining	Main	13.75	x 16.01	Hardwood Floor	Bay Window	
4	Kitchen	Main	9.42	x 14.67	Breakfast Bar	W/O To Deck	
5	Breakfast	Main	6.27	x 7.58	O/Looks Backyard		
6	Prim Bdrm	2nd	13.48	x 14.99	Fireplace	Bay Window	Closet
7	2nd Br	2nd	10.99	x 10.99	W/I Closet		
8	3rd Br	2nd	11.75	x 7.25	Window		
9	Bathroom	2nd	8.17	x 7.15	4 Pc Bath	Window	
10	4th Br	3rd	13.58	x 16.34	Open Concept	Closet	
11	Family	3rd	9.51	x 14.99	W/O To Patio	O/Looks Backyard	
12	Rec	Bsmt	13.68	x 13.48	Above Grade Window		
13	Bathroom	Bsmt	8.99	x 4.99	3 Pc Bath		
14	Laundry	Bsmt	16.17	x 13.48	Laundry Sink	Combined W/Workshop	

Client Remks: Rush into Rushton, Wychwood & Hillcrest Community. One of the largest, 3 storey, 4 bedroom semi, awaits your personal touch! Open concept ground floor with the 3rd floor skylight bringing sunshine through the suspended staircase. Open concept third floor. Same owners for 42 years. Renovated in 1984 + upgraded basement in 2015. New hot water tank in 2020, new gas furnace in 2021

Inclusions: Fridge, stove, washer, dryer (basement freezer), ELF's, window coverings

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



163 Rushton Rd Toronto Ontario M6G 3H9 Toronto C02 Wychwood Toronto Taxes: \$6,950/2026 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,300,000 List: \$1,325,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.92 x 97.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	Dir/Cross St: St Clair and Christie Directions: St Clair and Christie

MLS#: C13089504 **PIN#:** 212620542
Legal: Plan D1346 Part Lot 20

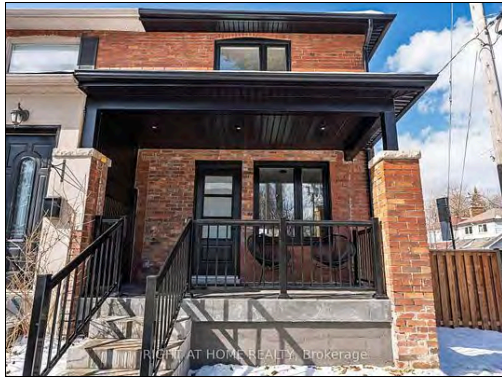
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Unknown Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Level, Park, Public Transit, School Exterior Feat: Paved Yard, Porch, Year Round Living Interior Feat: In-Law Capability, Storage, Sump Pump, Upgraded Insulation, Water Meter Security Feat: Smoke Detector	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	25.26	x 10.01	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	25.26	x 10.01	Hardwood Floor	Combined W/Living	Bay Window
3	Kitchen	Main	10.5	x 9.51	Tile Floor	Window	
4	Prim Bdrm	2nd	13.09	x 11.15	Hardwood Floor	W/I Closet	Bay Window
5	2nd Br	2nd	12.5	x 7.58	Hardwood Floor	Window	
6	3rd Br	2nd	10.56	x 7.22	Hardwood Floor	Window	
7	Rec	Bsmt	24.25	x 12.14	Laminate	Open Concept	Above Grade Window

Client Remks: Rush into Rushton's charming and highly sought-after block! Just steps to Hillcrest Park and Wychwood Barns, this beautifully upgraded 3-bedroom home offers the perfect blend of character and modern convenience. Featuring an open-concept layout with soaring ceilings, a main floor powder room, and a dedicated desk nook, it's designed for both everyday living and effortless entertaining. Enjoy abundant natural light from new windows and entry doors (2021), as well as a stunning central staircase skylight. The spacious bedrooms, hardwood floors, and thoughtful updates throughout add to the home's appeal, including a new furnace and air conditioning system (2021). The fully renovated and insulated basement (2025), with sump-pump, new above-grade windows, a private entrance, roughed-in kitchen, and a well-appointed laundry room with sink, counter, brand-new appliances. Ideal for extended family or income potential.

Inclusions: S/S KitchenAid Fridge, S/S KitchenAid stove, S/S KitchenAid dishwasher. New washer, new dryer, all Elf's and window coverings, all built-ins.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



138 Winona Dr Toronto Ontario M6G 3S7 Toronto C02 Wychwood Toronto Taxes: \$5,565/2025 Sold Date: 03/21/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,450,000 List: \$1,399,999 For: Sale % Dif: 104
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 14.83 x 88.08 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Benson Avenue & Winona Dr Directions: Winona Dr to Benson

MLS#: C12898116 **PIN#:** 212860672
Legal: PT LT 28-29 PL 738 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA378010; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance 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: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, In-Law Capability	Zoning: Cable TV: A Gas: A 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.3	x 11.25	Centre Island	Stainless Steel Appl	Quartz Counter
2	Dining	Main	10.24	x 11.25	Picture Window	Pot Lights	Laminate
3	Living	Main	13.32	x 11.25	Walk-Out	Pot Lights	Electric Fireplace
4	Prim Bdrm	2nd	12.04	x 10.5	Double Closet	5 Pc Bath	Laminate
5	2nd Br	2nd	9.55	x 9.22	Window	B/I Closet	Laminate
6	3rd Br	2nd	11.25	x 9.48	Closet	Laminate	Picture Window
7	Family	Bsmt	16.14	x 13.32	Walk-Out	Pot Lights	Electric Fireplace
8	4th Br	Bsmt	10.99	x 7.68	Closet	Laminate	Above Grade Window

Client Remks: An extraordinary custom residence where elevated design and impeccable craftsmanship converge. Thoughtfully reimaged and fully renovated, this home embodies a level of sophistication rarely offered. The main level unfolds in a seamless open-concept design, curated for both grand entertaining and intimate everyday living. At its heart, a striking chef's kitchen showcases premium stainless steel appliances, an oversized statement island, and refined finishes, all overlooking the lush rear garden. Floor-to-ceiling patio doors create a dramatic indoor-outdoor experience, inviting natural light to pour in while offering effortless access to a private, serene backyard retreat. Upstairs, a tranquil sanctuary awaits. Three beautifully proportioned bedrooms are complemented by a spa-calibre bathroom, designed to evoke relaxation with elegant, timeless detailing. A conveniently located second-floor laundry adds a layer of modern practicality. The lower level continues the home's elevated aesthetic, offering a fully finished space with a separate rear entrance. Complete with a generous family room, a fourth bedroom, and a sleek full bath, it provides exceptional versatility for guests, extended family, or private quarters. An elegant electric fireplace and a cohesive palette of bespoke, high-end finishes throughout complete this remarkable home. A rare offering, 138 Winona Drive is a statement in refined living - where luxury, comfort, and design exist in perfect harmony.

Inclusions: SS gas Stove SS fridge SS B/I dishwasher, Stacked washer dryer hoodfan, all electric light fixtures, central Air
Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



29 Minho Blvd Toronto Ontario M6G 4B6 Toronto C02 Wychwood Toronto Taxes: \$7,043/2025 Sold Date: 04/19/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,426,000 List: \$1,449,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19.09 x 80.22 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Ossington and Dupont Directions: Ossington and Dupont

MLS#: C13001668 **PIN#:** 212650053
Legal: PCL 59-2 SEC A197Y; PT LT 59 PL 197Y TORONTO PT 31, 66R18345; T/W A ROW OVER PARTS 3, 7, 10 AND 12, 66R17747, AS IN E251788; S/T E251788; TORONTO, 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: Year Built: 1999 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Sump Pump, Auto Garage Door Remote, Other	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	Living	Ground	22.67	x 12.99	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Ground	22.67	x 12.99	Hardwood Floor	Combined W/Living	Led Lighting
3	Kitchen	Ground	10.99	x 16.01	Stainless Steel Appl	Renovated	W/O To Patio
4	Prim Bdrm	2nd	14.24	x 16.01	W/I Closet	Semi Ensuite	Large Window
5	2nd Br	2nd	12.24	x 9.42	Hardwood Floor	Bay Window	Led Lighting
6	3rd Br	3rd	10.99	x 16.01	Hardwood Floor	Large Closet	Large Window
7	4th Br	3rd	13.25	x 16.01	Hardwood Floor	W/I Closet	Bay Window
8	5th Br	Bsmt	7.35	x 9.25	Vinyl Floor	Finished	Window
9	Rec	Bsmt	12.99	x 15.68	Vinyl Floor	Finished	Window
10	Office	Bsmt	10.99	x 6	Vinyl Floor	Finished	
11	Cold/Cant	Bsmt	6	x 7.41	Vinyl Floor	Finished	Hidden Lights
12	Furnace	Bsmt	7.74	x 9.68	Partly Finished	Combined W/Laundry	

Client Remks: Life feels different at 29 Minho Blvd. Here, the street is peaceful, the neighbors are familiar, and the boulevard is shared only by its residents. This semi-detached home, built 1999-2000, has been lovingly maintained and tastefully updated by its original owners -- offers nearly 2,500 square feet across four levels of comfortable living, featuring full ceiling heights on the third floor and almost 8-ft ceilings in the finished basement. The open-concept main floor kitchen walks out to a private, low-maintenance stone-patio yard and also seamlessly integrates the dining and living spaces in modern fashion. The bedrooms are as abundant in size as are they in windows -- offering magnificent morning suns (east facing) and soothing sunsets (west facing). The lower level provides a large flex area, an office, and an additional bedroom. A detached garage backing onto a peaceful laneway completes the package and makes this is an opportunity rarely available in today's market. A walk score of 85 represents being able to walk to reputable grocers/run daily errands with ease/convenience and is essentially what quiet/efficient urban living is all about. Access to the coveted Winona Drive Public School for French immersion may just be the cherry on top. This house exudes pride of ownership, is perfect for larger or growing families, or those wishing to satisfy that need for a bit more space and comfort. Come take a look, your next 25 years could be here waiting.

Inclusions: Samsung Stainless Steel Stove (2 year warranty), Samsung Stainless Steel Dishwasher (2 year warranty), Stainless Steel over the range Hood (2 year warranty), Stainless Steel Fridge, Washer, Dryer, Renovated Kitchen 2025, Renovated Kitchen Tile Floor 2025

Listing Contracted With: ELEVATE REALTY INC. Ph: 416-889-2222



75 Arlington Ave Toronto Ontario M6G 3L2 Toronto C02 Wychwood Toronto Taxes: \$7,179/2025 Sold Date: 02/23/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,725,000 List: \$1,479,000 For: Sale % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20.33 x 114.58 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: St Clair Ave W & Christie St Directions: Arlington Ave & Benson Ave

MLS#: C12795000 **PIN#:** 212620206
Legal: PT LT 20 PL 1311 TORONTO AS IN CT750274; 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: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Suite	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal 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	Living	Main	15.29	x 10.62	Fireplace	Open Concept	Large Window
2	Dining	Main	11.33	x 11.26	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	12.8	x 11.25	Eat-In Kitchen	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	13.64	x 13.07	Hardwood Floor	His/Hers Closets	Bay Window
5	2nd Br	2nd	11.16	x 9.48	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.41	x 9.16	Hardwood Floor	Closet	Window
7	Bathroom	2nd	8.37	x 4.91	4 Pc Bath	Porcelain Floor	Window
8	Rec	Lower	13.07	x 10.98	Pot Lights	Open Concept	Above Grade Window
9	Br	Lower	11.34	x 8.68	Pot Lights	Double Closet	Above Grade Window
10	Laundry	Lower	6.02	x 3.24	Laminate	Pot Lights	Stainless Steel Sink
11	Other	Lower	5.11	x 3.72	Laminate	B/I Shelves	
12	Bathroom	Lower	6.17	x 4.77	3 Pc Bath	Porcelain Floor	

Client Remks: Space, character, and long-term livability - rarely found in one package. This is not a cookie-cutter urban home, but a unique three-bedroom, anchored by two levels of exposed brick that create a warm, rustic, loft-like atmosphere, while a skylight cascades light throughout. From the moment you enter, the home feels open, airy, and comfortable. Generous ceiling height, and wide principal rooms create effortless flow, while the expansive open-concept living and dining area is designed for everyday living. A gas fireplace with marble mantle, custom built-ins, and a striking brick feature wall form a welcoming focal point filled with personality. The eat-in kitchen is exceptionally functional and integrates seamlessly into the living space, featuring a centre island and a floor-to-ceiling pantry. Upstairs, well-sized bedrooms provide true flexibility for growing families, guests, or work-from-home needs, including a spacious primary retreat with his/her organized closets. The lower level offers substantial additional living space to meet your evolving lifestyle needs, featuring a large media room perfect for family time, a separate bedroom, full bath, laundry, and excellent storage. A rare double detached garage from the laneway, strong pride of ownership with an above-average home inspection, and a location steps to St. Clair's shops, Wychwood Barns, farmer's market, dining adventures, and transit complete this exceptional offering- a home designed to serve today's lifestyle.

Inclusions: S/s refrigerator, s/s gas stove, s/s dishwasher, s/s hood range, s/s microwave, garburator, washer, dryer, all electric light fixtures, all window coverings, 2 garage door openers, alarm system, gas fireplace remote, gas furnace and central air conditioner.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



7 Ellsworth Ave Toronto Ontario M6G 2K4 Toronto C02 Wychwood Toronto		Sold: \$1,375,000 List: \$1,489,000	
Taxes: \$7,789.72/2026		For: Sale	% Dif: 92
Sold Date: 04/17/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Triplex	Fronting On: S	Rms: 12 + 2	
Link:	Acreage:	Bedrooms: 6 + 2	
2-Storey	40.38 x 63.16 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4xMain, 1x3xBsmt	
Dir/Cross St: Bathurst/St Clair Directions: BATHURST/ST CLAIR			

MLS#: C12966238 **PIN#:** 212610636
Legal: PART OF LOTS 57 AND 58, PLAN 1306, BEING PART 1 ON REFERENCE PLAN 66R-26731. CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Metal 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: Interior Feat: Carpet Free	Zoning: residential Cable TV: Gas: Phone: Water: Municipal 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
Client Remks: Set on a rare 40-foot wide lot in the highly sought-after Wychwood neighbourhood, 77A Ellsworth Avenue presents a solid-brick triplex offering exceptional flexibility and long-term value. With over 2,300 sq. ft. above grade, this property is comprised of three independent units, each equipped with private ensuite laundry. The upper residence offers three bedrooms plus a spacious den complete with a window and closet-well suited for a fourth bedroom, studio, or home office. The main-level unit features three well-proportioned bedrooms and a bright, comfortable living space ideal for everyday living. The lower suite, accessed through its own private entrance, includes two bedrooms and provides excellent income potential or an ideal setup for extended family. Recent capital improvements include new windows throughout most of the home, a metal roof designed for lasting durability, upgraded fiber glass entry doors, and three exterior storage sheds. Whether you're seeking a smart income property, a live-and-rent opportunity, or the chance to reimagine the space as a single-family home, this property delivers versatility in one of Toronto's most desirable communities. Just moments from Wychwood Barns, St. Clair West, TTC transit, cafes, shops, Hillcrest School, and the vibrant character that defines the area. Inclusions: 3 fridges, 3 stoves, 3 washer, 3 dryers, 3 dishwashers, all light fixtures- Financials available upon request Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-901-5700					



20 Alberta Ave			Sold: \$1,495,000		
Toronto Ontario M6H 2R6			List: \$1,495,000		
Toronto C02 Wychwood Toronto					
Taxes: \$7,375/2025		For: Sale	% Dif: 100		
Sold Date: 06/10/2026					
SPIS: No	Last Status: SLD	DOM: 2			
Semi-Detached	Fronting On: W	Rms: 10			
Link:	Acreage:	Bedrooms: 4 + 1			
3-Storey	25 x 116 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x2x3rd			
Dir/Cross St: St.Clair/Winona			Directions: St.Clair/Winona		

MLS#: C13413838

PIN#: 212860327

Legal: PCL 310-2 SEC M355; PT LT 310 W/S ALBERTA AV PL M355 TORONTO (SEE SCHEDULE B FOR FULL LEGAL DESCRIPTION)

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished / W/O	Drive: Street Only	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Clear View, Fenced Yard, Library, Park, Public Transit, School Bus Route	Retirement: N
Year Built: 1914	Interior Feat: Separate Heating Controls, Separate Hydro Meter	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Security Feat: Alarm System	Farm/Agr:
Apx Sqft: 2000-2500		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.58	x 7.22	Closet	Hardwood Floor	
2	Living	Main	12.14	x 13.78	Fireplace	Window	Hardwood Floor
3	Dining	Main	10.5	x 14.44	Hardwood Floor	W/O To Deck	Pantry
4	Kitchen	Main	8.86	x 12.8	Window	Tile Floor	
5	Pantry	Main	6.56	x 7.22	B/I Closet	Window	Tile Floor
6	Prim Bdrm	2nd	13.78	x 19.69	Hardwood Floor	B/I Bookcase	Bay Window
7	2nd Br	2nd	10.83	x 12.47	Closet	Hardwood Floor	Window
8	Office	2nd	7.87	x 8.86	Hardwood Floor	Window	W/O To Balcony
9	3rd Br	3rd	12.14	x 19.03	Window	Hardwood Floor	
10	4th Br	3rd	12.47	x 12.8	Hardwood Floor	Closet	2 Pc Ensuite

Client Remks: Set on one of Wychwood's most coveted tree-lined streets, this distinguished late-Edwardian semi offers a rare combination of character, scale, and opportunity. Boasting over 2,100 sq. ft. above grade, the home provides a level of space seldom found in the neighbourhood, making it an ideal forever home for a growing family. Rich in original charm, the residence showcases beautiful period details, generous proportions, and sun-filled interiors throughout. The expansive main floor features oversized living and dining rooms designed for both everyday family living and effortless entertaining. The spacious kitchen includes a walk-in pantry. The dining area opens directly onto a large deck overlooking a deep, private backyard oasis. Upstairs, you'll find four generously sized bedrooms plus a versatile den or home office, offering exceptional flexibility for modern lifestyles. The expansive primary bedroom serves as a true retreat, with ample space rarely found in homes of this era. Thoughtfully landscaped with mature trees, lush gardens, and multiple areas to relax or entertain, the backyard feels worlds away from the city. The unfinished lower level presents a blank canvas with tremendous potential to create additional living space, a recreation room, gym, or guest suite. Perfectly positioned just steps from highly regarded public schools, Hillcrest Park, Wychwood Barns and its renowned Saturday Farmers' Market, as well as the vibrant restaurants and cafes of Geary Avenue, St. Clair West, and Ossington. Convenient transit connections are also just moments away. A rare opportunity to own a substantial character home on one of Wychwood's most desirable streets.

Inclusions: All Electric light fixtures, all window coverings, all appliances in "as is" condition, central air conditioning and forced air gas heat. Updated wiring, 200 amp service, main roof 2010, heat pump 2024, furnace 2010, tankless hot water tank 2024, flat roof 2020, balcony roof 2023, windows 2010.

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



232 Ashworth Ave Toronto Ontario M6G 2A7 Toronto C02 Wychwood Toronto		Sold: \$1,720,000 List: \$1,499,000
Taxes: \$6,658.59/2025	For: Sale	% Dif: 115
Sold Date: 01/29/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: N	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	19 x 112.5 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Davenport/Christie Directions: Davenport & Christie		

MLS#: C12733360

PIN#: 212590053

Legal: Plan D1368 Pt Lot 30

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished / Sep Entrance	Drive: Lane	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: Arts Centre, Cul De Sac, Park, Public Transit	Retirement:
Year Built: 1914	Exterior Feat: Porch	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Auto Garage Door	Sale Price:
Apx Sqft: 1100-1500	Remote, Built-In Oven, Carpet Free	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Unknown		Survey Type: Available
Assessment: 2025 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 10.79	Hardwood Floor	B/I Shelves	Gas Fireplace
2	Dining	Main	13.32	x 13.35	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	13.32	x 13.09	Hardwood Floor	Modern Kitchen	Centre Island
4	Prim Bdrm	2nd	15.09	x 13.85	Bay Window	Double Closet	B/I Closet
5	2nd Br	2nd	10.83	x 9.65	Hardwood Floor	Closet	
6	3rd Br	2nd	12.14	x 9.65	Hardwood Floor	Closet	
7	Study	2nd	7.05	x 6.69	Picture Window		
8	Rec	Bsmt	22.44	x 12.99	Laminate	Pot Lights	Open Concept

Client Remks: A modern family home that's as functional as it is striking, 232 Ashworth Ave is your beautiful escape-no matter how much snow is piling up outside! Renovated three years ago and reimagined with Kessler Levitan Design, you'll find this simply gorgeous semi-detached home tucked away on a quiet dead-end street in the heart of Wychwood. The open-concept main floor is flooded with natural light and showcases beautiful custom millwork throughout. The chef's eat-in kitchen features an 8' centre island with honed Carrara marble & waterfall edges, high-end appliances, and ample storage-perfect for entertaining and everyday life. The inviting family room is anchored by a cozy gas fireplace flanked by custom built-in shelving with discreet Lutron lighting and Sonos ceiling speakers throughout the main floor. A convenient 2-piece powder room completes the main level. Walk out to a low-maintenance turfed backyard, ideal for patio dining, ball hockey, or basketball for young kids, with direct access to the laneway-served double car garage with excellent loft storage, a rare find in this neighbourhood! Upstairs, the serene principal bedroom features a wall of custom cabinetry, a double closet, and a charming bay window. You'll love the spacious family bathroom with light streaming in from the skylight. Two additional well-sized bedrooms complete the level, one with a tandem room, serving as an ideal playroom, office, or study. The finished basement offers great versatility and could function as a separate apartment with the addition of a kitchenette. Currently used as a playroom and family TV room, it includes a 3-piece bathroom and so much hidden storage that will surely be appreciated. This home has many smart home systems including the Lutron lighting, Sonos, Ring doorbell and stove. Steps to Wychwood Barns, Hillcrest Park, Loblaws, top schools, and St. Clair West shops and transit, this is a rare opportunity to own a turnkey family home in a vibrant, connected community.

Inclusions: Kitchen-Aid double door stainless fridge with bottom freezer, Samsung induction range, Bosch dishwasher, instant hot water on kitchen island, LG front load washer and dryer, all elf's (excluding dining room light), Smart home integration Lutron light sensors/switches, ring door bell (hardware only), all built-ins, Sonos speakers, brackets for T.Vs, all window coverings, gas furnace and equip, AC & equip, & garage remotes

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



101 Marchmount Rd Toronto Ontario M6G 2B2 Toronto C02 Wychwood Toronto		Sold: \$1,545,000 List: \$1,595,000
Taxes: \$6,002.53/2026	For: Sale	% Dif: 97
Sold Date: 06/23/2026		
SPIS: No	Last Status: SLD	DOM: 53
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 16.12 x 93.54 Feet Irreg: Back of 29.77 ft, West Depth of 90.59 ft	Rms: 11 + 2 Bedrooms: 5 + 1 Washrooms: 4 1x2xGround, 1x3x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Davenport Rd/Ossington Ave Directions: Davenport Rd/Ossington Ave		

MLS#: C13069280 **PIN#:** 212650230
Legal: PT LT 31 PL D1363 TORONTO AS IN CA596585; T/W & S/T CA596585; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	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: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.57	x 12.93	Hardwood Floor	Electric Fireplace	O/Looks Frontyard
2	Dining	Main	15.09	x 13.25	Hardwood Floor	Led Lighting	Window
3	Kitchen	Main	13.48	x 11.75	Stainless Steel Appl	Centre Island	
4	Prim Bdrm	2nd	13.32	x 13.32	Hardwood Floor	Closet	Bay Window
5	2nd Br	2nd	11.84	x 10.66	Hardwood Floor	Closet	Led Lighting
6	3rd Br	2nd	9.84	x 7.58	Hardwood Floor	Window	Led Lighting
7	Office	2nd	7.09	x 7.09	Hardwood Floor	Window	South View
8	4th Br	3rd	13.91	x 11.09	Hardwood Floor	Window	Pot Lights
9	5th Br	3rd	11.09	x 9.15	Hardwood Floor	Pot Lights	3 Pc Ensuite
10	Kitchen	Bsmt	12.17	x 11.91	Laminate	Stainless Steel Appl	Open Concept
11	Rec	Bsmt	18.64	x 11.91	Laminate	Window	3 Pc Bath
12	Br	Bsmt	15.75	x 5.74	Laminate	Window	Pot Lights

Client Remks: Welcome to 101 Marchmount Rd, a Semi beauty located in Toronto's coveted Wychwood neighbourhood. *A warm welcoming Living room W/a fireplace once you step into the house. Spacious Dining area connected with an open concept kitchen, S/S Appliances, center island with plenty Cabinets storage. quartz countertops. Powder room on main for convenience. *3 good size bedrooms on the 2nd floor and a really nice office with lots of natural light. * The 3rd floor gives you a large bedroom and another decent size bed/baby/art room with a 3pc ensuite provides Privacy and extra space. *Finished basement with a Sep entrance. Compact kitchen, Living area, 3pc Bath and 1 bedroom together get you EXTRA income or a perfect in law suite. Pot lights, LED lights and Engineering Hardwood floor throughout. *2 car Parking space at the rear (Interlocks driveway). *Minutes to Ossington Subway Station and St Clair Street cars. Wychwood Tennis Club, Wychwood Park, Casa Loma... Steps to top rated schools, supermarkets (farm boys and Loblaw) and coffee shops. Call your agent for a showing today!

Inclusions: All existing new appliances. 2 Fridges, 2 Hood fans, 2 stoves, Dishwasher, washer and dryer. All light fixtures. Electrical Fireplace * New shingles (10 yr warranty), New gutter & Sprout (3 yr warranty), New Siding, New windows, New AC & HWT, New interlock driveway...and more.

Listing Contracted With: ROYAL LEPAGE PEACELAND REALTY **Ph:** 905-707-0188



11A Alcina Ave Toronto Ontario M6G 2E7 Toronto C02 Wychwood Toronto Taxes: \$7,297.13/2026 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,600,000 List: \$1,650,000 For: Sale % Dif: 97
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 16 x 139 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xLower	Dir/Cross St: Bathurst/St. Clair Directions: W of Bathurst

MLS#: C13083582 **PIN#:** 212600039
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Front / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Library, Park, Public Transit, School Interior Feat: Other	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.24	x 11.75	Hardwood Floor	2 Pc Bath	Wainscoting
2	Dining	Main	16.67	x 10.17	Hardwood Floor	Pot Lights	Picture Window
3	Kitchen	Main	13.68	x 9.15	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	11.32	x 8.99	Hardwood Floor	Double Closet	Wainscoting
5	2nd Br	2nd	11.42	x 8.99	Hardwood Floor	North View	Window
6	3rd Br	2nd	11.68	x 9.15	Hardwood Floor	Wainscoting	O/Looks Backyard
7	Office	3rd	6.99	x 14.99	Hardwood Floor	Skylight	W/O To Terrace
8	Rec	Lower	10.07	x 9.58	Hardwood Floor	Pot Lights	Closet
9	4th Br	Lower	11.09	x 8.17	Hardwood Floor	Pot Lights	Closet
10	Furnace	Lower	14.99	x 4			

Client Remks: At 11A Alcina, there is that rare and immediate feeling of home - warm, welcoming, beautifully finished, and designed for a full and happy life. Tucked into one of St. Clair West's most beloved pockets, this dreamy 3+1 bedroom home unfolds over four thoughtfully designed levels, each offering comfort, flexibility, and charm. The main floor is bright, open, and inviting, with stylish details throughout, generous living and dining spaces, and a private front foyer to tuck away the daily mess. At the heart of the home is a beautiful chef's kitchen with walkout to the rear deck and yard. With its south-facing exposure, this outdoor space is a sunshine lover's dream - perfect for summer dinners, kids at play, and easy indoor-outdoor living. A main floor powder room adds everyday practicality. On the second floor are three light-filled bedrooms and a dreamy spa-like bathroom, creating a level that feels calm, airy, and deeply livable. Thoughtful design and cleverly integrated hidden storage add beauty and function throughout. The third floor is a true bonus - a quiet retreat ideal as a home office, studio, reading room, or private escape, complete with its own treetop deck. Downstairs, the lower level offers a spacious rec room for movie nights, playtime, teenage hangouts, or simply extra breathing room. A stylish spa-like bathroom and additional bedroom add even more flexibility for guests, work, or family overflow. And then there is the detached garage - practical, rare, and always appreciated. Park 'em if you got 'em. With all the heavy lifting already done, 11A Alcina is more than just a beautiful house - it is a home that invites you to settle in, stretch out, and get on with the joyful business of living a big, beautiful life.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



111 Alberta Ave Toronto Ontario M6H 2S1 Toronto C02 Wychwood Toronto Taxes: \$9,312.97/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 122			Sold: \$1,600,000 List: \$1,685,000 For: Sale % Dif: 95
Triplex Link: 2-Storey	Fronting On: E Acreage: 30.6 x 108.64 Feet Irreg:	Rms: 20 Bedrooms: 8 Washrooms: 4 1x4, 1x4, 1x4, 1x3	Dir/Cross St: St.Clair / Christie Directions: St.Clair / Christie

MLS#: C12652720	PIN#: 212860387
Legal: Plan 1020 Pt Lot 245 Right of Way	

Kitchens: 4 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: 51-99 Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: No Pool: None Prop Feat: Fireplace/Stove, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.62	x 13.78	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	14.44	x 8.6	Hardwood Floor	Window	
3	Kitchen	Main	12.3	x 9.38	Hardwood Floor	Window	
4	2nd Br	2nd	11.98	x 8.69	Hardwood Floor	Window	
5	3rd Br	2nd	10.99	x 8.69	Hardwood Floor	Window	
6	4th Br	3rd	34.38	x 13.98	Hardwood Floor	Window	Skylight
7	Living	Upper	16.57	x 11.48	Hardwood Floor	Bay Window	Fireplace
8	Dining	Upper	14.44	x 10.79	Hardwood Floor	Window	
9	Kitchen	Upper	9.61	x 9.38	Laminate	Window	
10	Br	Upper	13.12	x 10.01	Hardwood Floor	Window	
11	2nd Br	Upper	9.84	x 8.2	Hardwood Floor	Window	

Client Remks: Great Investment Opportunity, Legal Triplex With Basement Apartment. 3 Municipal Addresses: 111 - 113 Alberta Ave. 276 Benson Ave. & Separate Entrances. 2 Separated Parking (Front & Rear Up to 5 Parking Spaces) Hardwood Floors Thru-Out With 3 Fireplace (Sold As Is Condition). Attached Room Size.	
Inclusions: 4 Fridges, 4 Stoves, Gas Boiler & Equipment, 200 Amp Service Separate Meters. 2 Coin Laundry Machine (Washer & Dryer)	
Listing Contracted With: INTERCITY REALTY INC. Ph: 905-738-6644	



34 Alberta Ave Toronto Ontario M6H 2R6 Toronto C02 Wychwood Toronto Taxes: \$7,390/2025 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,707,000 List: \$1,750,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 25 x 100 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Alberta and Davenport			Directions: North of Davenport

MLS#: C12848612 **PIN#:** 212860334
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Full / Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Rough-In Bath	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.02	x 9.51	Hardwood Floor	Gas Fireplace	Picture Window
2	Dining	Main	15.75	x 10.01	Hardwood Floor	Beamed	Picture Window
3	Kitchen	Main	15.42	x 12.17	Tile Floor	Stone Counter	Stainless Steel Appl
4	3rd Br	2nd	12.4	x 10.01	Hardwood Floor	Closet	O/Looks Backyard
5	4th Br	2nd	14.17	x 10.01	Hardwood Floor	Closet	O/Looks Frontyard
6	5th Br	2nd	12.17	x 9.68	Hardwood Floor	Closet	O/Looks Frontyard
7	Laundry	2nd	6.99	x 12.99	Vinyl Floor	Laundry Sink	Picture Window
8	Prim Bdrm	3rd	12.66	x 18.67	Hardwood Floor	Closet	O/Looks Garden
9	2nd Br	3rd	12.76	x 11.15	W/I Closet	Closet	O/Looks Backyard
10	Rec	Lower	15.32	x 18.01	Tile Floor	Above Grade Window	3 Pc Bath
11	Furnace	Lower	10.6	x 10.01	Concrete Floor	Above Grade Window	
12	Mudroom	Lower	6.99	x 7.91	Tile Floor	B/I Closet	Side Door

Client Remks: Ladies and gentlemen, welcome to the main event. In this corner, weighing in at 3 storeys, 5 bedrooms, 3 bathrooms, a legal front pad parking spot, 2,738 total sq.ft., currently listed and ready for offers anytime. I give you 34 Alberta...(crowd goes wild) for the semi-detached opportunity of the yearrrrr!! All kidding aside this great big beauty is the home you have been waiting for. It's all the space you could want, spread out over 4 levels including the basement. Tumble into the generous front foyer or make great use of side door access to basement mudroom. The oversized living and dining room offer ample space for entertaining & the ever desired but elusive main floor powder room can all be yours. A Generous eat-in kitchen w walk out to light filled west facing yard with loads of room for entertaining and play. Second and third floor featuring 5 spacious bedrooms plus a separate laundry room or home office modern family bathroom and third floor rough in for additional bathroom. Lower level with storage, rec room & full bathroom it can be whatever you need it to be.. Did I mention there is a separate entrance if you need nanny/in-law suite Wanting to stay or live in this amazing St Clair West community but bursting at the seams in your current home then this is the answer to your space loving dreams. Hurry Home this house has got that real big, big energy! The location is a true highlight: steps to parks and top rated schools and just around the corner from local favourites like Krave Coffee, Pukka, Baker and Scone, and the beloved Wychwood Barns Farmers Market. Add TTC at your doorstep and the vibrant energy of St. Clair West - where cafes, restaurants, shops, and everyday conveniences are just a short stroll away. I'm loving this one, and so will you. Be right where you belong in a home and community that truly have it all. Don't let this one slip away!

Inclusions: Please see schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



18 Alberta Ave		Sold: \$1,750,000
Toronto Ontario M6H 2R6		List: \$1,795,000
Toronto C02 Wychwood Toronto		
Taxes: \$7,518/2025	For: Sale	% Dif: 97
Sold Date: 02/22/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: W	Rms: 11 + 1
Link:	Acreage:	Bedrooms: 6
3-Storey	25 x 116 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: ALBERTA/TYRREL Directions: ALBERTA/TYRREL		

MLS#: C12792140	PIN#: 212860326
Assignment: No	Fractional Ownership: No
Legal: PCL 310-1 SEC M355; PT LT 310 W/S ALBERTA AV PL M355 TORONTO	Vacant Land Condo: No

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: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Separate Heating Controls, Separate Hydro Meter, Water Meter Security Feat: Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.92	x 13.78	Tile Floor	Closet	
2	Living	Main	12.14	x 14.11	Fireplace	Hardwood Floor	Bay Window
3	Dining	Main	10.5	x 14.76	Hardwood Floor	Window	
4	Kitchen	Main	8.86	x 12.47	Tile Floor	Window	Pantry
5	Pantry	Main	6.56	x 7.87	Window	Tile Floor	
6	2nd Br	2nd	10.17	x 16.08	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.83	x 12.47	Window	Closet	Hardwood Floor
8	4th Br	2nd	9.19	x 10.83	Closet	Window	Hardwood Floor
9	Den	2nd	7.55	x 8.86	W/O To Deck	Window	Broadloom
10	Prim Bdrm	3rd	14.11	x 19.69	Hardwood Floor	Closet	Window
11	Br	3rd	12.47	x 12.47	Broadloom	Window	B/I Closet
12	Rec	Lower	11.15	x 27.89	Laminate	Pot Lights	Closet

Client Remks: Nestled along coveted Alberta Avenue in prestigious Wychwood, this elegant & beautiful semi-detached home offers an exceptional amount of space and stature in one of the neighbourhood's most sought-after pockets. With approximately 2,200 sq ft above grade and over 2,900 sq ft of total living space, the large scale here is rarely found in the area. This late Edwardian era home features original stained glass, five generous bedrooms plus a den/office across the second and third floors, airy and sunlight filled throughout. This showstopper features three full bathrooms, Expansive principal rooms that include oversized living and dining areas ideal for family living and entertaining. The kitchen offers a pantry and a walk-out onto the deck and lush thoughtful curated backyard while the finished lower level boasts impressive ceiling height & pot lights - creating flexible space for laundry, recreation, guests, or a home office. Outback, the deep, table-land back garden looks like a private oasis complete with a deck, perennial rose and flower garden, cedar and mature trees that provide shade, serenity and al fresco dining. A garden shed adds convenient storage for tools, BBQ, bikes, or strollers. The front garden has a lovely blooming Dogwood tree, Climbing Rose, Japanese Purple-Leaf Sand Cherry tree plus more. Legal front pad parking for one car, ample street parking on both Alberta and Tyrrel, and supreme location just steps to McMurrich Junior Public School and Winona Drive Senior Public School. Enjoy being minutes from public transit, Wychwood Barns and its popular Saturday Farmers' Market, Hillcrest Park, Geary Avenue's vibrant dining scene, Ossington, St Clair Ave West and more - all while living on a prominent peaceful mature tree-lined street with a secluded vibe surrounded by nature. A rare opportunity to own a substantial spacious charming forever family home in the heart of Wychwood.

Inclusions: All existing appliances, all window coverings, all ELF's.

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



89 Alberta Ave W Toronto Ontario M6H 2R7 Toronto C02 Wychwood Toronto		Sold: \$1,965,000 List: \$1,995,000
Taxes: \$5,467.13/2025	For: Sale	% Dif: 98
Sold Date: 06/02/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 22 x 108.15 Feet Irreg: 108.17 ft x 22.00 ft x 108.15 ft x 22.20ft	Rms: 5 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x5x2nd, 1x5x2nd,
Dir/Cross St: Alberta Ave/ St clair Ave w Directions: Alberta Ave/ St clair Ave w		

MLS#: C13184206	PIN#: 212860397
Legal: 4 4 PCL 252-2 SEC B1020; PT LT 252 E/S ALBERTA AV - FULL LEGAL DESCRIPTION ATTACHED TO THE LISTING	

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished 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: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Other, Park, Public Transit, School Interior Feat: Sump Pump, Water Heater	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
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 89 Alberta Ave, a stunning custom-renovated semi-detached home offering modern luxury in sought-after Wychwood. Nestled on a quiet, family-friendly street, this exceptional property sits on a 22 x 108 ft lot and includes a private parking pad. Thoughtfully redesigned and extensively renovated, the home features 4 spacious bedrooms and a layout designed for effortless everyday living and entertaining. Birch hardwood flooring runs throughout the main and second floors, bringing warmth and elegance throughout the home. The main floor offers a spacious living room with an electric fireplace and an open-concept custom kitchen finished with solid birch wood cabinetry, a striking Italian backsplash, quartz countertops, and a large island with breakfast bar seating. The generous dining area is perfect for hosting family gatherings and dinner parties. A rear addition creates a bright home office space and stylish powder room, while expansive sliding doors open to a private backyard retreat with a large deck. A welcoming front porch further extends the outdoor living experience. A statement staircase leads to a sun-filled skylit landing upstairs. Wake up to cherry blossom views from the primary suite, complete with a walk-in closet and spa-inspired ensuite. A second bathroom features a skylight above the tub - perfect for soaking under the stars. The finished lower level features a separate side entrance, two additional rooms, and a second entertainment kitchen with premium-quality appliances. You will also find a separate Washer and Dryer in the lower-level area. Extras include a gas line for BBQ in the backyard, EV charger, sump pump, and backwater valve for added convenience and peace of mind. Enjoy the best of St. Clair living just steps to trendy restaurants, cafes, shops, grocery stores, parks, playgrounds, and top-rated schools - all within walking distance. Don't miss this rare find, book your showing today! Inclusions: Cafe dual fuel slide-in double oven range, KitchenAid built-in dishwasher. KitchenAid French Door Refrigerator, LG built-in microwave, Range Hood, LG Washer and Dryer Tower on Main Floor. Lower Level: Samsung refrigerator, Samsung 5-burner Bespoke range, Samsung built-in dishwasher, Built-in slim-profile Whirlpool microwave/range hood, Samsung washer and dryer, All Elf and Window Coverings, Eufy External Security Cameras and EV Charger. Listing Contracted With: RE/MAX ULTIMATE REALTY INC. Ph: 416-487-5131					