



FOR SALE

DETACHED

MLS# C13225554

386 Palmerston Boulevard, Toronto, ON M6G 2N6

Palmerston-Little Italy, Toronto · M6G 2N6

C\$ 5,749,900

6	7	4,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Palmerston Boulevard is one of the city's most storied streets. Gated at the entrance, lined with historic cast-iron lampposts, and canopied by mature trees that have watched this neighbourhood evolve for over a century. There is simply no other street like it in Toronto. Little Italy at your doorstep. Restaurants, cafés, culture, and the subway are all within reach - yet the moment you turn onto Palmerston, the city softens. Equally rare as the location is the expansive 50 by 127 foot lot with a private drive, lane access, and the potential to build a two-storey laneway home with an integrated two-car garage. Options like this don't surface often. Step through the pillared front porch into three self-contained units, each with its own distinct character. From traditional to contemporary. Keep it as the turnkey multi-unit property it already is - an intelligent hold in one of Toronto's most enduring neighbourhoods - or reimagine it entirely as a singular grand residence. For those with the vision to create their dream home, few canvases in this city are more compelling. Some addresses find you. This one was waiting for you all along.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Walk-Out
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	8 spaces
ANNUAL TAX	\$22,175
POSTAL CODE	M6G 2N6
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Formal Rm, Bay Window
Dining Room	Main	—	Hardwood Floor, Formal Rm, Large Window
Kitchen	Main	—	Marble Counter, Centre Island, Eat-in Kitchen

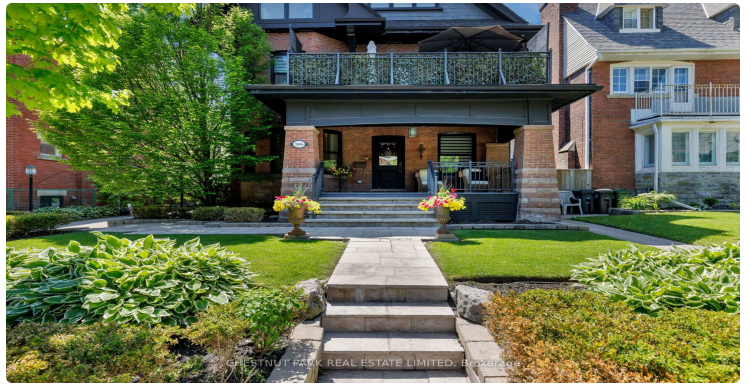
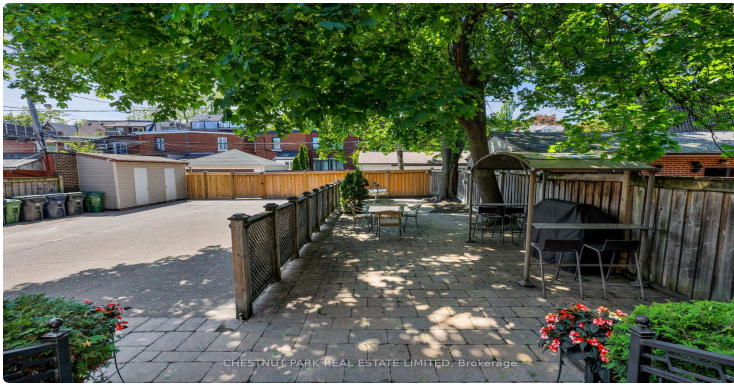
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CHS HOLDINGS INC. BROKERAGE LIMITED

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Formal Rm, Overlooks Backyard
Primary Bedroom	Second	—	Hardwood Floor, 6 Pc Ensuite, Pot Lights
Kitchen	Second	—	Hardwood Floor, W/O To Balcony, Stainless Steel Appl
Living Room	Second	—	Hardwood Floor, Fireplace
Primary Bedroom	Third	—	Hardwood Floor, W/O To Balcony, Pot Lights
Bedroom 2	Third	—	Hardwood Floor, 4 Pc Ensuite, Pot Lights
Bedroom 3	Third	—	Hardwood Floor, Skylight
Living Room	Lower	—	Walk-Out, Pot Lights, Window
Kitchen	Lower	—	Eat-in Kitchen, Stainless Steel Appl, Window
Primary Bedroom	Lower	—	Pot Lights, B/I Closet, Window
Bedroom 2	Lower	—	Pot Lights, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

CHESTNUT PARK REAL ESTATE LIMITED

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.