



FOR SALE

DETACHED

MLS# C13811412

37 Johnston Avenue, Toronto, ON M2N 1G9

Lansing-Westgate, Toronto · M2N 1G9

C\$ 1,549,900

4	4	1,750	3	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to own an updated home on an exceptional deep lot in one of Toronto's most desirable neighbourhoods. 37 Johnston Street offers the best of both worlds: a beautifully maintained home to enjoy today, paired with outstanding outdoor space and exciting possibilities for the future. Inside, the bright, carpet-free interior is warm and inviting, with hardwood flooring and thoughtful updates throughout. The renovated kitchen combines style and function with generous cabinetry, quality countertops and newer stainless steel appliances, while two updated bathrooms feature fresh, contemporary finishes. Comfortable and welcoming, the home is equally suited to everyday family living, entertaining or working from home. Outside is where this property truly distinguishes itself. The remarkably deep, private backyard creates a rare urban retreat, surrounded by mature greenery and anchored by a magnificent century-old tree. An expansive entertainment deck, covered pergola, hot tub and dedicated firepit area provide multiple spaces to gather, relax and enjoy the outdoors throughout the seasons. Beyond its immediate appeal, the generous lot presents intriguing possibilities for buyers considering a future addition, reconfiguration or new vision for the property, subject to applicable approvals. Ideally located just moments from Yonge Street, with convenient access to shopping, restaurants, cafés, parks, schools, transit and major commuter routes. Move in and enjoy, expand over time, or explore the possibilities of this exceptional property. With an updated interior, incredible backyard and a lot of this scale, 37 Johnston Street is a Toronto opportunity that is increasingly difficult to find.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

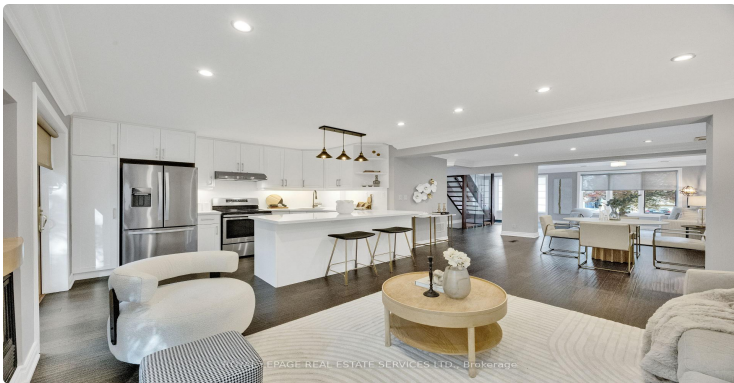
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,827
POSTAL CODE	M2N 1G9
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	5.21 x 3.53	Combined w/Living, Crown Moulding, Window
Family Room	Main	3.43 x 4.17	Fireplace, W/O To Deck, Open Concept
Kitchen	Main	2.62 x 3.99	Custom Backsplash, Hidden Lights, Stainless Steel Appl
Primary Bedroom	Second	4.04 x 4.30	Ensuite Bath, Walk-In Closet(s), Juliette Balcony
Bedroom 2	Second	3.91 x 3.61	Large Window, His and Hers Closets, Overlooks Frontyard
Bedroom 3	Second	3.05 x 3.25	Skylight, Ceiling Fan(s)
Bedroom	Basement	3.83 x 2.59	3 Pc Ensuite, B/I Bookcase, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.