



FOR SALE

DETACHED

MLS# C13814702

382 Roxton Road, Toronto, ON M6G 3R2

Palmerston-Little Italy, Toronto · M6G 3R2

C\$ 1,749,000

3	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this solid detached 3-bedroom home located in one of the city's most trendy and desirable neighbourhoods, close to excellent schools, steps to College street & Ossington, ideally close to vibrant restaurants, cafés, parks, and local conveniences. This solid home offers a fantastic opportunity for buyers to modernize and customize to their own style and personal taste. Comfortable & well maintained, you can move in now & update over time at your pace. Enjoy a spacious private backyard, ideal for family gatherings or summer entertaining, plus a solid block garage and convenient two-car parking. The garage also presents potential for future lane way housing, similar to what other neighbours on the street have created (subject to city approvals). The walkout basement adds incredible value with excellent potential for an in-law suite or rental income opportunity. (subject to city approvals) An exceptional chance to invest, customize, and create a beautiful home in a prime location.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

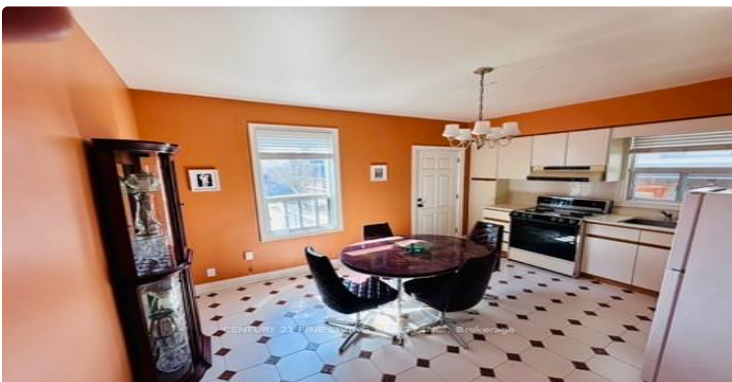
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished with Walk-Out, Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,330
POSTAL CODE	M6G 3R2
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Broadloom, Combined w/Dining, Overlooks Frontyard
Dining Room	Main	—	Broadloom, Combined w/Living
Foyer	Main	—	Broadloom

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Tile Floor, Eat-in Kitchen, W/O To Yard
Primary Bedroom	Second	—	Hardwood Floor, Bay Window, Closet
Bedroom 2	Second	—	Broadloom, Overlooks Backyard, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Laundry	Lower	—	Tile Floor
Great Room	Lower	—	Above Grade Window, Walk-Out

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.