



FOR SALE

SEMI-DETACHED

MLS# C13824332

61 Appleton Avenue, Toronto, ON M6E 3A4

Oakwood Village, Toronto · M6E 3A4

C\$ 1,399,000

5	4	2,250	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

61 Appleton is a meticulously updated, move-in-ready semi-detached 3-storey home in the family-friendly Oakwood-Vaughan neighbourhood! This versatile 4+1 bed, 4 bath home offers 2,227 sq ft above grade plus 780 sq ft below, living beautifully as a spacious four-level family residence, or add a single wall on the main floor to convert it into a low-maintenance three-unit dwelling, complete with three full kitchens already in place. The professionally finished lower level offers its own separate entrance, kitchenette, above-grade windows, and a full 3-piece bath, making it ideal for an in-law or nanny suite. Enter through the enclosed, insulated porch/mud room into a bright main floor featuring a solid wood staircase, bay-windowed living room, and a dining room with a coffered ceiling and French doors. The chef's kitchen boasts custom solid wood cabinetry, quartz counters, a stainless appliance package with a gooseneck faucet and built-in garbage disposal, plus a walk-out to the backyard. The second floor offers a full second kitchen, a generous primary suite, second bedroom, home office, powder room with in-suite laundry, and a private balcony with BBQ gas line. A vaulted third-floor loft with built-in storage completes the upper levels, flexible as a primary retreat, teen space, or studio. Extensive mechanical upgrades throughout: high-efficiency Bosch hybrid boiler, four wall-mounted A/C units, copper plumbing with 15 drains, backflow preventer, 200-amp service with surge protection, and a wired smoke/CO system. 3/4 Solid oak hardwood runs throughout, and two laundry stations offer everyday convenience. Outside, enjoy a cedar-covered deck, fully fenced private yard, garden shed, and parking for 2 via mutual drive. Steps to the St Clair streetcar, cafes, restaurants, and top-rated schools, including Oakwood Collegiate and York Memorial.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

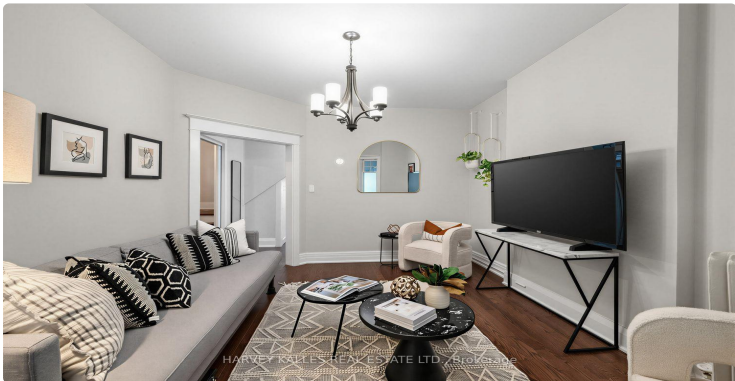
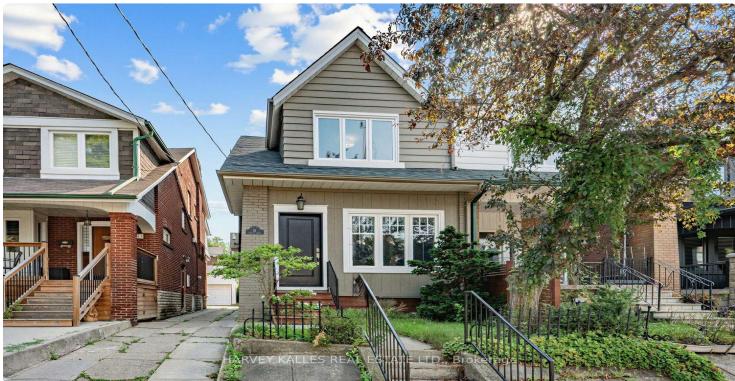
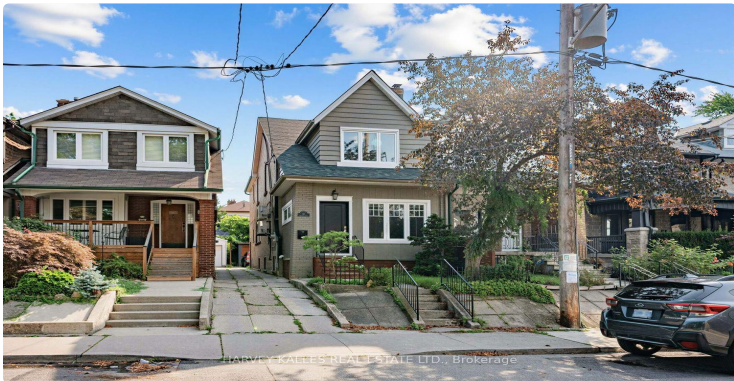
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,013
POSTAL CODE	M6E 3A4
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.80 x 3.50	Hardwood Floor, Beamed Ceilings, 3 Pc Ensuite
Living Room	Basement	4.20 x 4.10	Combined w/Kitchen, Pot Lights, Above Grade Window
Living Room	Main	4.50 x 3.20	Hardwood Floor, Bay Window
Bedroom 2	Second	3.50 x 3.10	Hardwood Floor, Closet, Window
Bedroom	Basement	3.10 x 3.00	Above Grade Window
Kitchen	Main	3.90 x 2.70	Quartz Counter, Stainless Steel Appl, W/O To Yard
Other	Main	4.60 x 2.80	Porcelain Floor, Enclosed, Window
Foyer	Main	—	Marble Floor, Hardwood Floor, Closet
Office	Second	2.50 x 2.40	Hardwood Floor, Window, 2 Pc Ensuite
Bedroom 3	Third	4.50 x 4.20	Hardwood Floor, Closet, Window
Primary Bedroom	Second	4.00 x 3.60	Hardwood Floor, Closet, Window
Kitchen	Second	4.60 x 2.20	Stainless Steel Appl, Eat-in Kitchen, W/O To Balcony

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.