



FOR SALE SEMI-DETACHED MLS# C13848928

# 155 Arlington Avenue, Toronto, ON M6C 2Z3

Humewood-Cedarvale, Toronto · M6C 2Z3

C\$ 1,299,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,750 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

A Rare Find in Humewood-Cedarvale! Oversized and versatile semi offers the kind of space, flexibility and location that are increasingly hard to find. Featuring 4 bedrooms, generous principal rooms, excellent ceiling heights, a finished lower level and a rare double-car garage, this is a home with room to live, work, grow and make your own. The inviting main floor offers spacious living and dining areas, a large eat-in kitchen and an additional room ideal for anyone working from home, a private office or even an additional bedroom. The kitchen has been refreshed with updated cabinetry, countertops and tile flooring, along with ss appliances, while updated bathrooms add to the home's comfortable, move-in-ready appeal. Upstairs, four bedrooms provide exceptional flexibility for a growing family, guests or additional work-from-home space. One of the bedrooms is especially bright and unique, surrounded by windows and offering a wonderful sense of openness and character. The finished lower level adds even more usable living space with great ceiling height and plenty of room for a family room, media room, home gym, kids' playroom or whatever best suits your lifestyle. Additional storage and a rear addition provide the practical space every family needs. Just steps from St. Clair Avenue, you're surrounded by neighbourhood shops, restaurants, cafés, parks, high ranked schools and transit, all within easy walking distance. Add a private backyard and the exceptionally rare convenience of a double-car garage, and this home becomes an opportunity that's difficult to duplicate. Solid, spacious and full of potential, 155 Arlington Avenue offers the freedom to move in and enjoy today, while providing the space and possibilities to create something truly special in the future. An incredible opportunity in one of Toronto's most loved neighbourhoods.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Semi-Detached               |
| LISTING STATUS | For Sale                    |
| STYLE          | 2-Storey                    |
| PROPERTY TYPE  | Semi-Detached               |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | East                        |
| AREA RANGE     | 1500-2000 sqft              |
| PARKING        | 3 spaces                    |
| ANNUAL TAX     | \$5,829                     |
| POSTAL CODE    | M6C 2Z3                     |
| NEIGHBOURHOOD  | Humewood-Cedarvale          |

GALLERY





## LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.