



FOR SALE

SEMI-DETACHED

MLS# C13852786

222 Broadway Avenue, Toronto, ON M4P 1V9

Mount Pleasant East, Toronto · M4P 1V9

C\$ 1,395,000

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

ABOUT THIS PROPERTY

highly sought-after North Toronto Collegiate Institute school district and the prestigious Sherwood Parkneighbourhood, this unique property offers exceptional potential in a truly prime setting.Offering nearly 2,000 square feet above grade, this spacious home is full of character and ready for your personal vision. the property features newer cedar shake siding and a roof completed within the past two years, providing a strong foundation for future improvements.Enjoy the convenience of three-car parking and a location that places you within walking distance to the subway, parks, and vibrant shopping along Yonge Street.A rare opportunity to secure a generously sized home in one of Toronto's most desirable communities - an inviting canvas with tremendous upside.Extras: All existing light fixtures, newer cedar siding, newer roof, electric baseboard heating. 2026 Electrical box, Hot Tank Owned. Tenant is month to month and is in good standing with landlord. Rent is \$4,187 plus utilities. XXX Pics are AI enhancedXXX

FEATURES

- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,952
POSTAL CODE	M4P 1V9
NEIGHBOURHOOD	Mount Pleasant East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	11.91 x 4.49	Ceramic Floor, W/O To Yard, Sliding Doors
Family Room	Main	17.68 x 12.92	Sunken Room, Fireplace, Fireplace
Living Room	Second	18.34 x 17.97	W/O To Yard, Finished
Kitchen	Second	13.12 x 9.84	Eat-in Kitchen
Breakfast	Second	10.43 x 6.56	Combined w/Kitchen, Open Concept

222 Broadway Avenue, Toronto, ON M4P 1V9

RE/MAX HALLMARK REALTY LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Third	16.27 x 13.28	4 Pc Bath, Double Closet
Bedroom 2	Third	10.76 x 9.51	Double Closet
Bedroom 3	Third	10.76 x 8.27	Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

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.