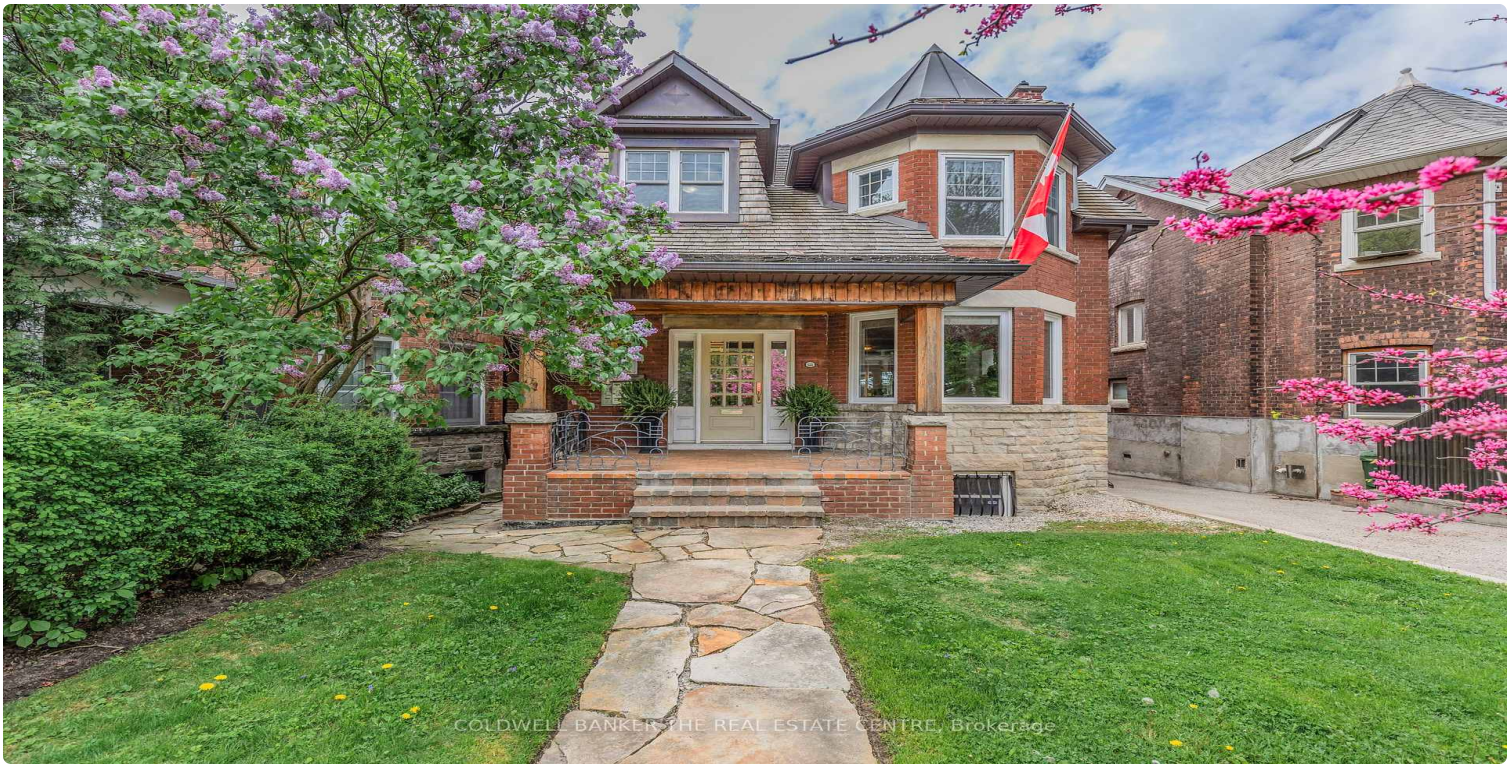




FOR SALE

TRIPLEX

MLS# C14092404

148 Rusholme Road, Toronto, ON M6H 2Y7

Dufferin Grove, Toronto · M6H 2Y7

C\$ 2,999,999

5	5	2,250	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Here is an opportunity to own an absolutely stunning, two-storey detached home in Dufferin Grove! Enjoy the neighbourhood with its parks, restaurants, cafes and convenient transit system. This triplex offers options such as; potential multi-generational living, live in one unit while renting the others to generate income or convert back to a single family home. The home has been meticulously well taken care of with thoughtfully planned renovations all with permits. There is an updated survey which was completed in 2025. While maintaining the original charm and detail including some leaded windows and two wood burning fireplaces, this home exudes the high quality materials and professional craftsmanship used to make it the masterpiece that it is. This loving Triplex home sits on a 33.0 x 147.0 foot lot and has a separate entrance that leads to an upstairs and downstairs apartment! The home is currently Tenanted on the top floor and basement each with its own kitchen! With the seamless layout, this home provides an opportunity to rent the top floor and basement while living on the main floor with complete privacy. Mechanicals are all upgraded with newer wiring, plumbing and an owned 80 gallon water tank with combination boiler/tankless heater for the radiant heat system. The driveway is a mutual/shared drive which leads to a newer built separate detached garage with electrical and heated floor! The garage is spacious enough for a single car parking with ample space for the existing workbench. The garden boasts mature European Beech hedges which have all been professionally maintained in a privately situated backyard. This home is finished nicely with a cedar shake roof and a tranquil ambience generated by a lovely flagstone path leading to a charming front porch. This home exudes functionality, tranquility and an abundance of charm which has been part of the current owner's care for 39 years!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ School

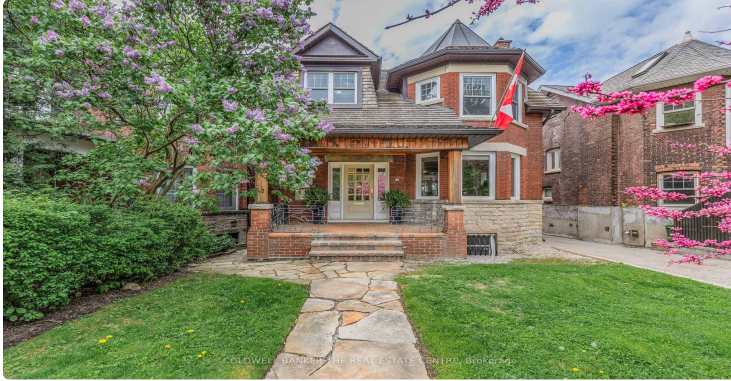
PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Finished, Full, Separate Entrance
FACING	West
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$11,545
POSTAL CODE	M6H 2Y7
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	East View, B/I Closet, Overlooks Frontyard
Bedroom 2	Second	—	East View, B/I Closet, Irregular Room
Kitchen	Second	—	Combined w/Living, W/O To Balcony, Overlooks Backyard
Living Room	Second	—	Combined w/Kitchen, Fireplace, West View
Bathroom	Second	—	5 Pc Bath, North View, Double Sink
Utility Room	Second	—	Carpet Free, Combined w/Laundry, Ceramic Floor
Foyer	Ground	—	Closet, Combined w/Living, Finished
Bathroom	Ground	—	2 Pc Bath, East View, Above Grade Window
Living Room	Ground	—	Brick Fireplace, Overlooks Frontyard, Heated Floor
Dining Room	Ground	—	Heated Floor, Combined w/Kitchen, Overlooks Frontyard
Kitchen	Ground	—	Renovated, Quartz Counter, Stainless Steel Appl
Solarium	Ground	—	Walk-Out, Heated Floor, Enclosed
Bedroom	Ground	—	3 Pc Ensuite, B/I Closet, Enclosed
Bathroom	Basement	—	3 Pc Bath, Ceramic Floor, Updated
Bedroom	Basement	—	Ceramic Floor, Window, Open Concept
Office	Basement	—	Combined w/Library, Ceramic Floor, Carpet Free
Bedroom	Basement	—	Open Concept, Combined w/Kitchen, 4 Pc Bath
Kitchen	Basement	—	Ceramic Floor, B/I Closet, Window
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

COLDWELL BANKER THE REAL ESTATE CENTRE

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.