

FOR SALE | SEMI-DETACHED | MLS# C14139596

17 Delaware Avenue, Toronto, ON M6H 2S8

Palmerston-Little Italy, Toronto · M6H 2S8

C$ 1,549,000

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

ABOUT THIS PROPERTY

Welcome to 17 Delaware Ave, a rare opportunity in one of Toronto's most established andsought-after west-end neighbourhoods. Lovingly held by the same family for over 50 years, thischarming semi-detached home dates back to the early 1900s and offers approximately 2,014 sqftof above-grade living space, filled with original character and endless potential. Situated onan impressive 20' x 139' deep lot, the property offers a private driveway, detached garage anda spacious backyard with exceptional features for city living. The generous interior provideswell-proportioned principal rooms, three separate kitchens and plenty of space for growingfamilies or those looking to personalize or enhance the home while preserving its originalcharm. The multiple kitchen areas offer added flexibility for extended family living or avariety of future uses. A finished basement with separate walk-up provides additional livingspace and flexibility. Ideally located near College St & Ossington, just steps from some ofToronto's best restaurants, cafes, shops, parks, schools and transit. An incredible opportunityto own a substantial character home on a deep lot in the heart of the city, with the space,location and potential to make it truly your own.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$9,238
POSTAL CODE	M6H 2S8
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

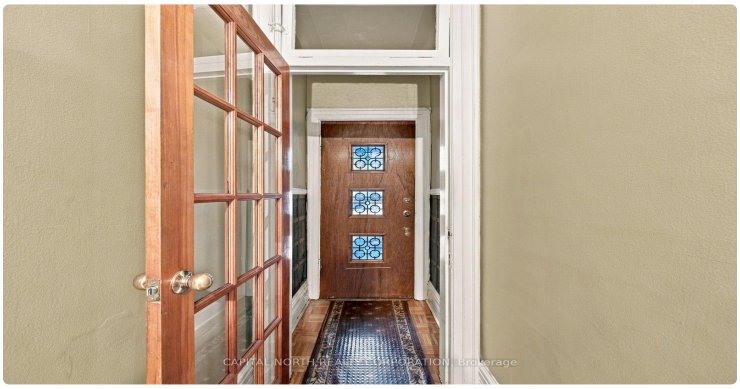
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Fireplace, Hardwood Floor, Window
Kitchen	Ground	—	W/O To Porch, Backsplash, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Ground	—	Closet, Hardwood Floor, Window
Living Room	Main	—	Bay Window, Window, Closet
Kitchen	Main	—	Breakfast Area, Backsplash, Eat-in Kitchen
Bedroom 3	Main	—	Closet, Hardwood Floor, Window
Primary Bedroom	Upper	—	Closet, Hardwood Floor, Window
Bedroom	Upper	—	Hardwood Floor, 3 Pc Ensuite
Living Room	Basement	—	Vinyl Floor
Kitchen	Basement	—	Window, Backsplash, Vinyl Floor
Bedroom	Basement	—	Vinyl Floor

GALLERY





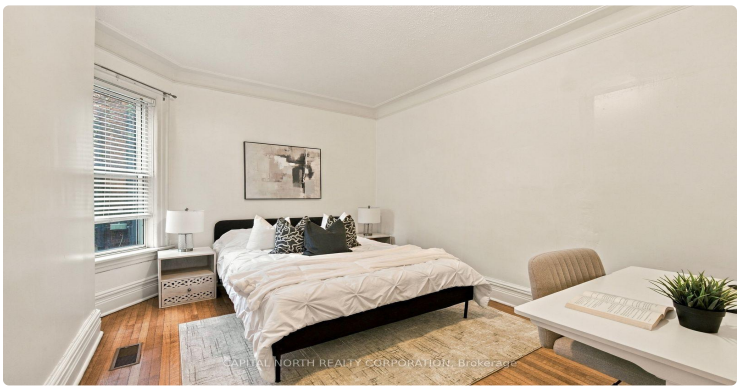













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LISTING AGENT

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.