



FOR SALE SEMI-DETACHED MLS# E13447856

173 Milverton Boulevard, Toronto, ON M4J 1V2

Danforth, Toronto · M4J 1V2

C\$ 1,490,000

4	3	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

For families who want to live close without living on top of each other, this is the one! A fully independent legal basement suite with separate entrance, dedicated hydro meter, and independent heating and cooling allows two generations to share an address while enjoying complete privacy. Upstairs is a beautifully updated 3bedroom family home. Downstairs is a condo-quality suite with 8-foot underpinned ceilings, concrete floors, contemporary kitchen, bedroom with wall-to-wall closets, 3-piece ensuite, and in-suite laundry. Pride of ownership shines throughout this bright, move-in-ready home. The main floor features an open-concept living and dining area with custom lighting that flows into an updated gourmet kitchen with granite counters, ceramic backsplash, Edison bulbs, and a custom wood lattice breakfast bar over a backlit wine rack. A mainfloor powder room and laundry connect to a flexible den/mudroom with walk-out to the rear garden. Up the whitewashed solid oak staircase with storage nook are three generous bedrooms and a modern 4-piece bathroom with heated floors and rainfall shower. The lower level is fully independent, professionally underpinned with 8-foot ceilings, waterproofed, and featuring open-concept living, contemporary kitchen, in-suite laundry, and abundant storage. Currently vacant and ready to rent immediately for top market rates (potential \$2,100+/month + util). Ask me for insp rep + plans. The rear yard, via mutual drive, offers getaway + future potential for a garden suite, detached garage, or workshop. Steps from École La Mosaïque and a 5-minute walk to the vibrant Danforth. Close to parks, schools, and a 7-minute walk to the subway with easy access to the Beach and downtown. A rare opportunity to own a family home with built-in income potential and true multi-generational flexibility in one of Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,422
POSTAL CODE	M4J 1V2
NEIGHBOURHOOD	Danforth

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Sunroom	Main	—	Picture Window
Living Room	Main	—	Picture Window, Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Picture Window, Hardwood Floor, Open Concept
Kitchen	Main	—	Open Concept, Quartz Counter, B/I Ctr-Top Stove
Breakfast	Main	—	Hardwood Floor, W/O To Garden, Casement Windows
Primary Bedroom	Second	—	Large Window, Hardwood Floor, Double Closet
Bedroom 2	Second	—	Window, Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Overlooks Garden, Large Window
Utility Room	Basement	—	—
Living Room	Basement	—	Open Concept, Concrete Floor
Dining Room	Basement	—	Combined w/Kitchen, Concrete Floor, Open Concept
Kitchen	Basement	—	Combined w/Dining, Overlooks Living, Concrete Floor
Bedroom	Basement	—	3 Pc Ensuite, Sliding Doors, Window
Bathroom	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

WEB MAX REALTY INC.

Email: pshaganenko@gmail.com

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.