



FOR SALE

SEMI-DETACHED

MLS# E13780290

38 Poucher Street, Toronto, ON M4J 2Y9

Blake-Jones, Toronto · M4J 2Y9

C\$ 899,000

2	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

If the dream is to live in Riverdale - within walking distance of Withrow Park, the Danforth and Queen Street - but prices have kept you out, this may be your way in. And getting into the neighbourhood doesn't mean settling for a renovation or giving up parking. This move-in-ready semi detached home has a rear family room, two-car parking and a long list of major improvements already completed. 38 Poucher has been extensively renovated with over \$125,000 invested in upgrades including: updated electrical throughout, a new roof, new windows, the oversized sliding glass doors everyone wants, renovated washrooms and the list goes on! The main floor features gorgeous white oak flooring with a dedicated living area, an eat in kitchen and a bright west fronting family room with views of a landscaped backyard. Upstairs you'll find two generously sized bedrooms and a renovated bathroom. Downstairs, the basement and its bathroom have been completely refreshed, providing additional useful living space. Outside, a low maintenance backyard and special tree canopy create an urban oasis with laneway access to parking for two cars. Oh, and that laneway access means this property also qualifies for a future laneway home. And then there's the location. Withrow Park, the Danforth and Queen Street are all within walking distance, with the future Ontario Line just minutes away. If you've been waiting for a way into one of Toronto's most loved neighbourhoods without taking on a major renovation, this could be the one.

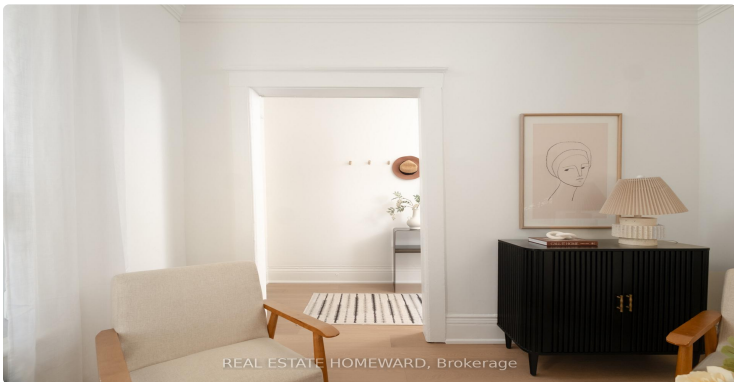
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,847
POSTAL CODE	M4J 2Y9
NEIGHBOURHOOD	Blake-Jones

GALLERY





Pavel Shaganenko

REAL ESTATE HOMEWARD

Email: pshaganenko@gmail.com

Prepared for you on September 20, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.