



FOR SALE

SEMI-DETACHED

MLS# E13799154

# 23 Greenwood Avenue, Toronto, ON M4L 2P5

Greenwood-Coxwell, Toronto · M4L 2P5

C\$ 1,099,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 1,750 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Life is greener on Greenwood Avenue! Welcome to the home you've been waiting for! This beautifully renovated East-end home combines the character and charm of a classic Toronto home with the modern updates and space you've been looking for. With approximately 1,900 sq. ft. of above-grade living space, this 4-bedroom, 3-bathroom home offers plenty of room for a growing family and has been thoughtfully renovated, with most areas updated throughout. Ample street parking on Greenwood means you'll have no trouble finding a spot for you or your guests. The main floor offers comfortable, open-concept living with soaring ceilings that add to the home's airy, inviting feel, and features a beautifully renovated kitchen, while additional updates include updated bathrooms on the main and second floor, newer flooring and windows, fresh paint, new appliances and more. The third floor offers a versatile family room space alongside a serene primary bedroom with a walk-out deck, a true private oasis. The basement adds almost 800 sq. ft. of additional living space with its own separate entrance, ideal as a rec room or offering added flexibility for guests, in-laws or extended family. Outside, enjoy a welcoming front porch, kitchen walk-out to the backyard deck, spacious fenced yard and two additional balconies with walk-outs from your bedrooms. Morning coffee or evening wine, you'll have no shortage of spots to enjoy the fresh air! Location? It doesn't get much better. Queen Street East is just steps away, with Leslieville's cafes, restaurants, shops and local favourites at your doorstep. Greenwood Park, S.H. Armstrong Community Centre and nearby schools, including Duke of Connaught Junior and Senior Public School and Riverdale Collegiate Institute, are all close by, with TTC service just steps away and easy access to the DVP. Character, space, thoughtful renovations and an unbeatable East-end location, all in one beautiful home. All you have to do is bring your bags and move in!

### FEATURES

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

### PROPERTY DETAILS

|                |                                              |
|----------------|----------------------------------------------|
| PROPERTY TYPE  | Semi-Detached                                |
| LISTING STATUS | For Sale                                     |
| STYLE          | 3-Storey                                     |
| PROPERTY TYPE  | Semi-Detached                                |
| BASEMENT       | Finished with Walk-Out,<br>Separate Entrance |
| FACING         | East                                         |
| AREA RANGE     | 1500-2000 sqft                               |
| ANNUAL TAX     | \$6,031                                      |
| POSTAL CODE    | M4L 2P5                                      |
| NEIGHBOURHOOD  | Greenwood-Coxwell                            |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                          |
|-----------------|----------|------------|-----------------------------------|
| Living Room     | Main     | —          | Large Window, Open Concept        |
| Dining Room     | Main     | —          | Large Window, Overlooks Frontyard |
| Kitchen         | Main     | —          | Stainless Steel Appl, W/O To Deck |
| Bedroom 2       | Second   | —          | Bay Window, Closet                |
| Bedroom 4       | Second   | —          | Window, Closet                    |
| Bedroom 3       | Second   | —          | W/O To Balcony, Window            |
| Bedroom 4       | Second   | —          | Hardwood Floor, Closet            |
| Primary Bedroom | Third    | —          | W/O To Balcony, Closet            |
| Family Room     | Third    | —          | Window                            |
| Kitchen         | Basement | —          | Stainless Steel Appl, Window      |
| Living Room     | Basement | —          | Open Concept                      |
| Bedroom         | Basement | —          | Closet, Window                    |
| —               | —        | —          | —                                 |

GALLERY





## LISTING AGENT

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