



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# E14032852

45 Dingwall Avenue, Toronto, ON M4J 1C4

Blake-Jones, Toronto · M4J 1C4

C\$ 1,299,000

4	2	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Dingwall Ave, tucked away on a quiet dead-end street in a wonderful, community-oriented neighbourhood in prime Riverdale! A charming home in a close-knit community of young families and couples, where neighbours connect and gather for an annual community BBQ. Enjoy comfortable family living with a versatile finished lower level, currently used as a recreation room and gym, with flexibility for a home office, bedroom or additional living space, or possibly a nanny/in-law suite. The outdoor spaces are a delight, featuring a beautiful cherry blossom tree in the front yard and edible grapes and raspberry bushes in the backyard. Updates include new windows and kitchen door (2022), new furnace and A/C (2022), new backyard stairs (2024) and parging (2025). Basement waterproofing, drains, knob and tube removal completed by previous owners. Enjoy a fantastic lifestyle close to Withrow Park, the Danforth's shops and restaurants, transit, schools and everyday amenities. A wonderful opportunity to put down roots in a truly special neighbourhood!

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out, Full
FACING	South
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,724
POSTAL CODE	M4J 1C4
NEIGHBOURHOOD	Blake-Jones

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, B/I Bookcase, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor
Kitchen	Main	—	Hardwood Floor, Breakfast Bar, Combined w/Sitting
Breakfast	Main	—	Hardwood Floor, B/I Bookcase, Walk-Out

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Hardwood Floor, Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Overlooks Backyard, South View
Recreation	Basement	—	Laminate, W/O To Yard, 4 Pc Bath
Bedroom	Basement	—	Laminate, Pot Lights, Window
Other	Basement	—	Laminate, Pot Lights, Sliding Doors
Laundry	Basement	—	Concrete Floor, Laundry Sink

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.