



BOSLEY REAL ESTATE LTD., Brokerage

FOR SALE

DETACHED

MLS# E14094048

# 236 Virginia Avenue, Toronto, ON M4C 2T8

Woodbine-Lumsden, Toronto · M4C 2T8

C\$ 949,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 900   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

A Little Unexpected. A Lot Extraordinary. Discover this beautifully renovated 1+1 bedroom, 2 bathroom bungalow in sought-after Woodbine-Lumsden, where thoughtful design, timeless finishes and inviting indoor-outdoor living come together. The bright main floor features natural light from multiple exposures, beautiful white oak flooring and thoughtfully selected window coverings, including an electric blind on the main window. The stylish, finished kitchen is ready to enjoy, whether for everyday meals or entertaining. The spacious primary bedroom accommodates a king-size bed, offers generous closet space and features a walkout to a sunny deck. The private backyard is a standout feature, with mature leafy trees, stonework, pea gravel, space for outdoor entertaining, BBQ and smoker, and a private hot tub. A peaceful setting to relax or gather with family and friends. The lower level offers a versatile additional room suitable for a variety of uses, a four-piece bathroom with a separate Jacuzzi tub, a dedicated laundry room and generous pantry and storage space. A newly replaced storm window is another thoughtful update. Enjoy the covered front porch, ideal for morning coffee or unwinding at the end of the day, chat with the neighbours or simply enjoy your private porch surrounded by mature cedars - sky's the limit. Ideally located near Taylor Creek Park and Stan Wadlow Park, with nearby shops, restaurants and curling, plus convenient access to the DVP. A distinctive, thoughtfully renovated home offering style, flexibility and a private outdoor retreat in an established East Toronto neighbourhood.

## FEATURES

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

## PROPERTY DETAILS

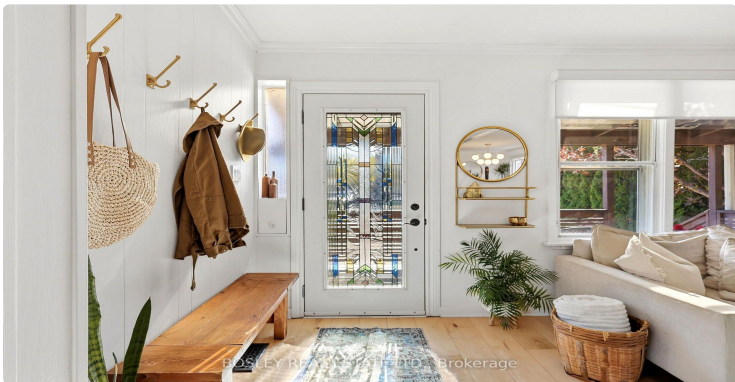
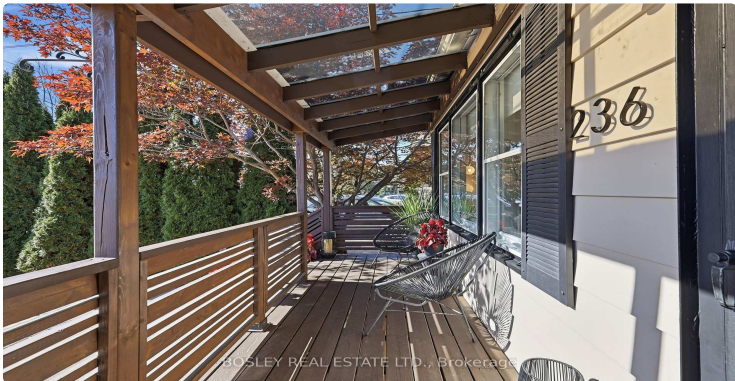
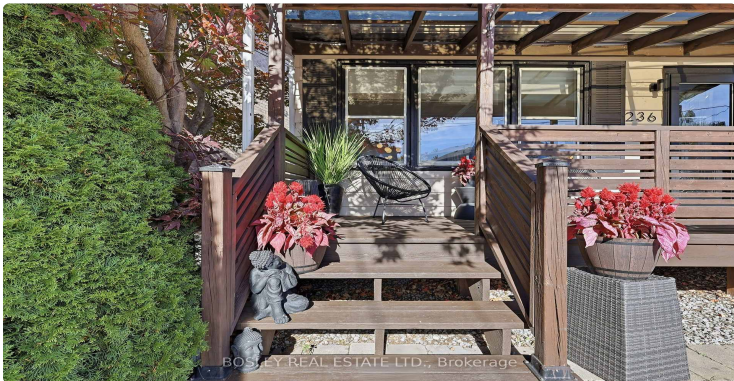
|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | Bungalow               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | North                  |
| AREA RANGE     | 700-1100 sqft          |
| PARKING        | 1 spaces               |
| ANNUAL TAX     | \$4,282                |
| POSTAL CODE    | M4C 2T8                |
| NEIGHBOURHOOD  | Woodbine-Lumsden       |

# ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|------|-------|------------|----------|
|------|-------|------------|----------|

|                 |        |   |                                        |
|-----------------|--------|---|----------------------------------------|
| Living Room     | Ground | — | Hardwood Floor, Picture Window         |
| Dining Room     | Ground | — | Hardwood Floor, B/I Shelves, Window    |
| Kitchen         | Ground | — | Hardwood Floor, Quartz Counter, Window |
| Primary Bedroom | Ground | — | Hardwood Floor, Closet, W/O To Sundeck |
| Bathroom        | Ground | — | Ceramic Floor, 3 Pc Bath, Window       |
| Bathroom        | Lower  | — | Ceramic Floor, 4 Pc Bath, Soaking Tub  |
| Laundry         | Lower  | — | Ceramic Floor, Laundry Sink            |
| Pantry          | Lower  | — | Laminate                               |
| Bedroom 2       | Lower  | — | Laminate, B/I Desk, Window             |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

BOSLEY REAL ESTATE LTD.

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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.