



FOR SALE

SEMI-DETACHED

MLS# E14096840

228 Browning Avenue, Toronto, ON M4K 1X2

Broadview North, Toronto · M4K 1X2

C\$ 1,279,000

4	4	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Endless possibilities await at this exceptional address in coveted Broadview North. Set on a beautiful, tree-lined street, this charming property offers incredible flexibility for families, multi-generational living, or those looking to design their forever home in one of Toronto's most sought-after neighbourhoods. The main residence features an expanded, highly functional main-floor layout-benefiting from a thoughtful extension to the back-seamlessly paired with three spacious bedrooms upstairs. For maximum versatility, the fully finished lower level boasts two additional distinct living spaces-including a one-bedroom setup with a separate entrance and a separate bachelor area with a convenient walk-up. Complete with independent kitchens, this lower level is absolutely perfect for extended family, a dedicated home office, or a private nanny suite. Outside, a beautifully maintained front garden creates a warm, welcoming first impression. The backyard features a practical garden shed and premium rear laneway access, offering incredible future development potential for a possible laneway house-an amazing opportunity to add a detached secondary suite or rental unit. You are just steps away from the very best of Broadview North, including vibrant local parks, boutiques, dining, subways, and transit. Enjoy the home's current highly functional layout, or effortlessly convert the entire property back into your dream single-family masterpiece!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,408
POSTAL CODE	M4K 1X2
NEIGHBOURHOOD	Broadview North

ROOM BREAKDOWN

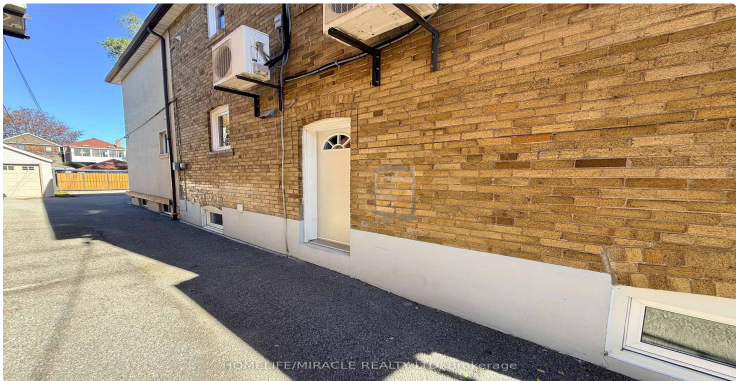
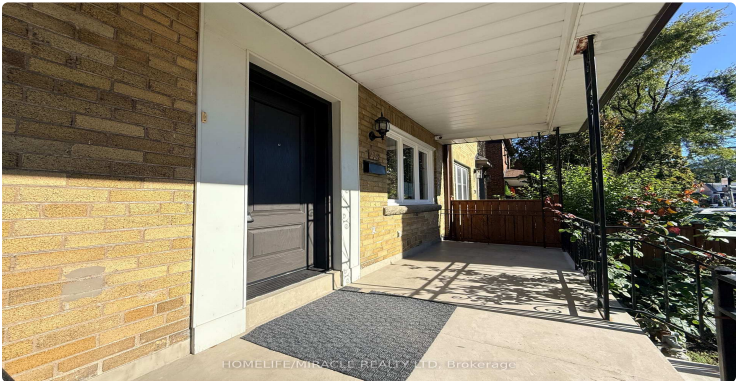
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor
Living Room	Main	—	Hardwood Floor

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HOMELIFE/MIRACLE REALTY LTD

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, W/O To Deck
Bathroom	Main	—	Tile Floor, 3 Pc Bath
Kitchen	Main	—	Tile Floor
Kitchen	Main	—	Tile Floor
Bathroom	Second	—	Tile Floor, 3 Pc Bath
—	Second	—	Hardwood Floor
Laundry	Second	—	Tile Floor
Bedroom 3	Second	—	Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor
Kitchen	Basement	—	Tile Floor
Bathroom	Basement	—	Tile Floor, 3 Pc Bath
Bedroom 4	Basement	—	Parquet
Kitchen	Basement	—	Parquet
Living Room	Basement	—	Parquet
Bathroom	Basement	—	Tile Floor, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/MIRACLE REALTY 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.