



REAL BROKER ONTARIO LTD., Brokerage

FOR SALE

DETACHED

MLS# E14102198

23 Aldridge Avenue, Toronto, ON M4C 3W3

Woodbine Corridor, Toronto · M4C 3W3

C\$ 1,199,000

3	2	1,300	0	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Life at 23 Aldridge Ave is described by the homeowners as "city convenience plus neighbourhood peace." The Danforth brings the culture, community & local favourites, with restaurants, coffee shops, breweries & small businesses all within walking distance, including Zav Coffee Shop & Gallery, Aviator Danforth, The Wren, The Dylan & Left Field Brewery. Right beside you is East Lynn Park, where summers bring the Farmers Market every Thursday from June to October, and winters bring the best tobogganing hill around. When summer heat waves hit, Woodbine beach and boardwalk is only a 10-minute drive from your door. Coxwell & Woodbine subway stations are under a 10-minute walk, plus Danforth GO is nearby, bringing you right to Union Station in 10 minutes. Located in the catchment of some incredible schools, Earl Haig PS & Monarch Park Collegiate, families move here for that reason alone. Inside you'll find a home that was updated, maintained and loved since purchasing. Recent updates include brand new basement built-in cabinets and a dry bar, plus an upgraded 200 amp electrical panel (2026). In 2025, the second floor bathroom was fully renovated with a custom walk-in shower, vanity and tile flooring, the main and second floor received engineered hardwood flooring along with a new staircase, railings and pickets, plus the main floor got a custom TV wall with electric fireplace. Ductless mini-splits (heat/ac) for the primary and 2nd bedroom were added plus an owned tankless water heater was installed for high-efficiency, on-demand hot water with zero monthly fees (2025). Downstairs, the basement laundry room was fully redone with custom built-in cabinets and sink, while out front, the porch was enclosed and transformed into a convenient mudroom with custom built-in storage (2023). The kitchen was fully customized and rebuilt for better flow with new appliances (2022), alongside a new back water valve and a new backyard north fence (2022). This home and area truly has it all!

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Beach
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Walk-Out
FACING	East
AGE	100+ years
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,463
POSTAL CODE	M4C 3W3
NEIGHBOURHOOD	Woodbine Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, B/I Shelves, Large Window
Dining Room	Main	—	Large Window, Pot Lights, Large Window
Kitchen	Main	—	W/O To Deck, Pantry, Stainless Steel Appl
Primary Bedroom	Second	—	B/I Closet, Large Window, Ceiling Fan(s)
Bedroom 2	Second	—	Large Window, Carpet Free
Bedroom 3	Second	—	Closet, Carpet Free
Recreation	Basement	—	Dry Bar, B/I Shelves, 4 Pc Bath
Laundry	Basement	—	W/O To Yard, B/I Shelves, 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.