



FOR SALE

DETACHED

MLS# E14105284

38 Boulton Avenue, Toronto, ON M4J 1A8

Blake-Jones, Toronto · M4J 1A8

C\$ 999,900

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

ABOUT THIS PROPERTY

Welcome to 38 Boulton, set in the family friendly Riverdale neighbourhood. Larger than it appears, this renovated 2 and a half storey detached home features 3 bedrooms, 2 full bathrooms and natural light throughout with private permitted front pad parking. The open concept main floor is great for entertaining featuring large windows and walkout to a large sundeck. The renovated kitchen offers stainless appliances, centre island, breakfast area and generous storage. The fenced-in backyard on a 128 foot deep lot offers privacy to enjoy BBQs, patio dinners, with green space for kids and pets to play. Upstairs you'll find 3 well proportioned bedrooms, including a 3rd storey that can be used as a bedroom, family room or office, along with a renovated 4 piece washroom. The newly renovated lower level offers a rec room that can be additional family space, home office or gym, full bathroom and laundry along with additional storage. The rear shed offers additional storage as well. Located just steps from local shops, cafes, restaurants, Withrow Park, The Danforth, and both Pape subway station and the upcoming Gerrard Station for the Ontario Line, this home offers unparalleled convenience. This is a rare opportunity to own a great detached home in a premier neighbourhood. 38 Boulton is ready for you to call home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,512
POSTAL CODE	M4J 1A8
NEIGHBOURHOOD	Blake-Jones

ROOM BREAKDOWN

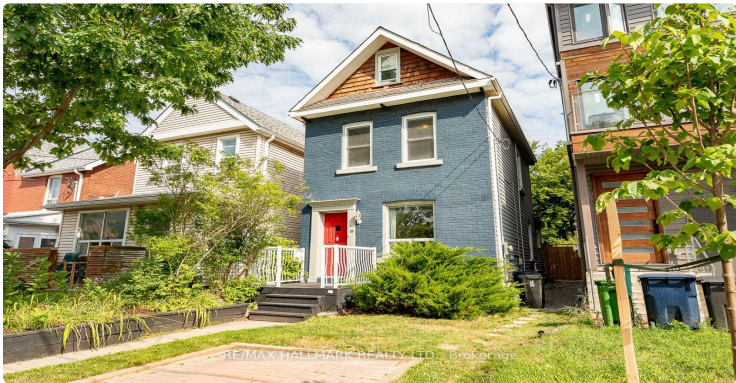
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	8.12 x 4.52	Hardwood Floor, Combined w/Dining, Closet
Dining Room	Main	8.12 x 4.52	Hardwood Floor, Combined w/Living, Pot Lights

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ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	4.52 x 3.94	Hardwood Floor, W/O To Deck, Combined w/Kitchen
Primary Bedroom	Second	4.52 x 3.94	Hardwood Floor, Window, South View
Bedroom 2	Second	2.94 x 2.42	Hardwood Floor, Window, North View
Bedroom 3	Third	7.91 x 3.55	Broadloom, Spiral Stairs, South View
Recreation	Lower	7.80 x 3.90	3 Pc Bath, Sump Pump, Finished
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.