



FOR SALE

SEMI-DETACHED

MLS# E14107242

4 Orchard Park Boulevard, Toronto, ON M4L 3E2

Woodbine Corridor, Toronto · M4L 3E2

C\$ 1,099,000

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

ABOUT THIS PROPERTY

Beach life, with a little Leslieville exposure! Tucked onto a quiet street just off Queen St, 4 Orchard Park Blvd is the perfect blend of charm, character & upgrades - a TRUE move-in ready home. Exposed brick, hardwood floors and a decorative fireplace bring soul to the dining room, while the beautifully renovated eat-in kitchen serves up light, custom cabinetry, new stainless steel appliances and a bar where everyone ends up gathering. The living room is oversized and the layout is open and ideal for entertaining! Upstairs, three spacious bedrooms include a sun-soaked primary with vaulted ceilings, a skylight and a bay-window reading nook. The four-piece bath is complete with a freestanding soaker tub, glass shower and skylight. And then, the "wait for it moment" - a massive private rooftop terrace. Think summer BBQs (yes, it has a gas line!), movie nights under the stars, dinner parties and slow Sunday coffees. Downstairs is a whole other opportunity. \$\$\$\$\$ spent!!! Fully renovated in 2024 with a separate walk-up entrance, bedroom with built-ins, living area, full kitchen with new appliances and three-piece bath, it's ideal for guests, extended family or potential rental income. Outside is just as inviting: a new front porch, walkway, landscaped garden with a maple tree and perennials, a rear patio and two parking spaces off the laneway. Big-ticket improvements include the roof, central A/C and hot water tank (2024), plus brick repointing and foundation parging. The best part? You're steps to Orchard Park and its dog park, a short stroll to Queen East's cafés, shops and everyday favourites, and just a 10-minute walk to The Beach and Boardwalk. TTC access is insanely easy! City convenience, Beach lifestyle, Leslieville haunts down the road and a little pocket of peace to call your own.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished, Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,931
POSTAL CODE	M4L 3E2
NEIGHBOURHOOD	Woodbine Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	—
Living Room	Main	—	Open Concept, B/I Shelves, Hardwood Floor
Kitchen	Main	—	Eat-in Kitchen, Stainless Steel Appl, Breakfast Bar
Primary Bedroom	Second	—	Vaulted Ceiling(s), Skylight, 4 Pc Bath
Bedroom 2	Second	—	B/I Closet
Bedroom 3	Second	—	W/O To Terrace, B/I Shelves
Other	Second	—	—
Laundry	Lower	—	B/I Shelves, Walk-Up
Kitchen	Lower	—	3 Pc Bath, Stainless Steel Appl, Quartz Counter
Bedroom 4	Lower	—	B/I Desk, B/I Closet
Utility Room	Lower	—	—
Dining Room	Main	—	Brick Fireplace, Overlooks Frontyard
—	—	—	—

GALLERY





LISTING AGENT

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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.