FOR SALE | SEMI-DETACHED | MLS# E14117204

81 Alton Avenue, Toronto, ON M4L 2M3

South Riverdale, Toronto · M4L 2M3

C$ 1,259,000

3	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Your favourite part of Leslieville might just be coming home. Coffee on Queen. A stop at the park. Then back to 81 Alton, where a fully renovated interior meets the character that made you want a Toronto house in the first place. Hardwood floors and wainscoting bring warmth and character to connected living and dining spaces, equally suited to a house full of friends or a quiet evening on the couch. In the kitchen, quartz counters and a gas range invite you to try the recipes you've been saving. Open the back door and summer evenings unfold across two decks: the barbecue close to the kitchen, a larger lounging area below, and mature trees overhead. Dinner can turn into a long conversation without anyone suggesting you move inside. Upstairs, the primary bedroom pairs room for a king-size bed with custom integrated closets that follow the roofline. A second bedroom and an updated bathroom with a glass-enclosed shower round out the floor. Downstairs, a separate work area means your laptop can have a home beyond the dining table. A third bedroom, full bathroom and separate entrance add flexibility for guests and changing routines. Even the less glamorous parts of city life get easier: an enclosed porch catches the boots and bags, and two lane-access parking spaces spare you the nightly search. Go enjoy the neighbourhood. You've got a good reason to come back.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	$4,243
POSTAL CODE	M4L 2M3
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.81 x 3.63	Hardwood Floor, Wainscoting, California Shutters
Dining Room	Main	3.81 x 3.63	Hardwood Floor, Wainscoting, California Shutters

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.29 x 1.56	Quartz Counter, Stainless Steel Appl, W/O To Deck
Sunroom	Main	3.81 x 1.55	Laminate, Glass Doors, Closet
Primary Bedroom	Second	3.54 x 3.17	Hardwood Floor, Double Closet, Wall Sconce Lighting
Bedroom 2	Second	3.60 x 2.22	Hardwood Floor, California Shutters, Closet
Bedroom	Lower	3.50 x 2.62	Broadloom, Closet
Recreation	Lower	4.33 x 2.32	Broadloom, Double Closet
Laundry	Lower	—	—
Mud Room	Lower	—	—

GALLERY

RE/MAX PROFESSIONALS INC., Brokerage

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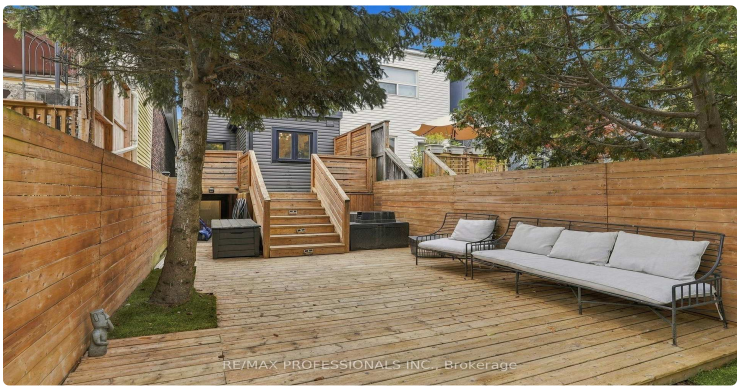
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Office
8'11" x 11'10"
2.47 m x 3.61 m
Utility
Room
8'6" x 11'7"
2.60 m x 3.54 m
Laundry
11'10" x 8'6"
3.62 m x 1.99 m
Basement
Dining Area
12'4" x 14'7"
3.75 m x 4.45 m
Living Room
12'4" x 12'1"
3.75 m x 3.68 m
Screened Porch
10'4" x 6'3"
3.14 m x 1.90 m
1st Floor
Bedroom
7'2" x 11'8"
2.17 m x 3.56 m
Hall
2'10" x 7'7"
1.47 m x 2.01 m
Primary Bedroom
12'4" x 11'9"
3.75 m x 3.57 m
2nd Floor
Sizes And Dimensions Are Approximate. Actual May Vary.

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LISTING AGENT

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