

FOR SALE | ATT/ROW/TOWNHOUSE | MLS# E14139814

12 Blong Avenue, Toronto, ON M4M 1P2

South Riverdale, Toronto · M4M 1P2

C$ 1,089,000

3	2	900	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some streets just have that special feeling, and Blong Avenue is one of them! Tucked away on one of Leslieville's most charming, tree-lined cul-de-sacs, 12 Blong Avenue offers a peaceful residential setting just steps from the vibrant heart of Queen Street East. Enjoy some of the city's best bakeries, cafés, restaurants, independent shops and neighbourhood favourites, all practically at your doorstep! This character-filled Victorian row house offers you three genuine bedrooms, beautiful original hardwood floors and a bright, sun-filled main floor where classic architectural charm creates a warm and inviting atmosphere. A fresh functional kitchen with upgraded appliances connects to your rear outdoor space, while a rarely offered main-floor powder room adds everyday convenience. The partially finished basement provides additional flexibility and an opportunity to make the space your own. Step outside to a newly renovated back area w/t a beautifully paved patio & landscaped garden beds. A newly added privacy fence, creates a more secluded outdoor setting; complete with your own secure and gated private parking space! Situated within the sought-after Riverdale Collegiate catchment, this home combines the tranquility of a quiet, established street with the unbeatable convenience of Leslieville living. Location matters and 12 Blong offers a combination of features that are increasingly difficult to find in this neighbourhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Arts Centre
- ✓ Cul de Sac/Dead End
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Partially Finished
FACING	North
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	$5,409
POSTAL CODE	M4M 1P2
NEIGHBOURHOOD	South Riverdale

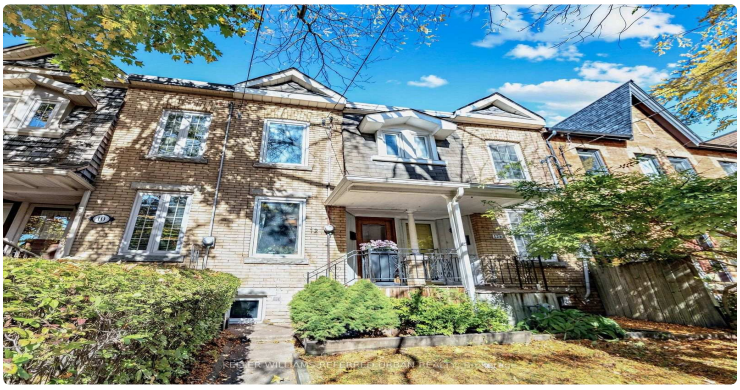
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—

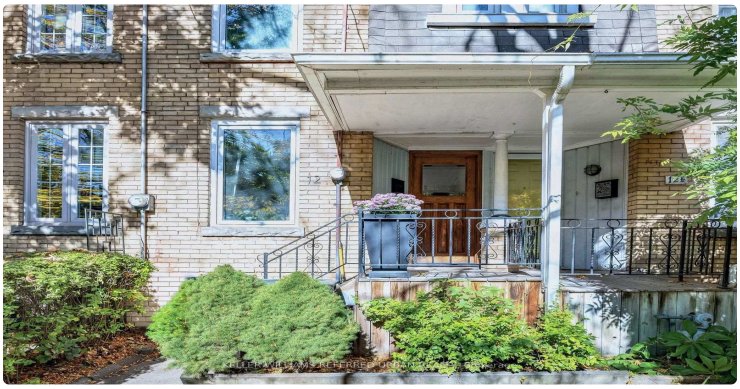
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Carpet Free, Hardwood Floor, Large Window
Dining Room	Main	—	Casement Windows, Hardwood Floor, Crown Moulding
Kitchen	Main	—	B/I Appliances, Walk-Out, Hardwood Floor
Powder Room	Main	—	2 Pc Bath
Primary Bedroom	Second	—	Double Closet, Casement Windows
Bedroom 2	Second	—	Large Window, Carpet Free
Bedroom 3	Second	—	B/I Closet, Large Window
Recreation	Basement	—	—
Study	Basement	—	—
—	Basement	—	—

GALLERY





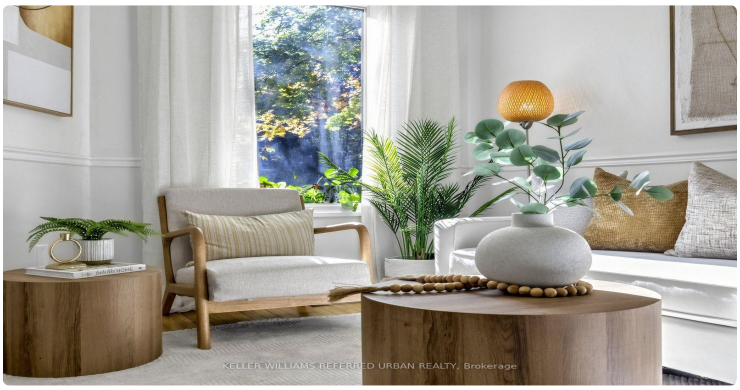


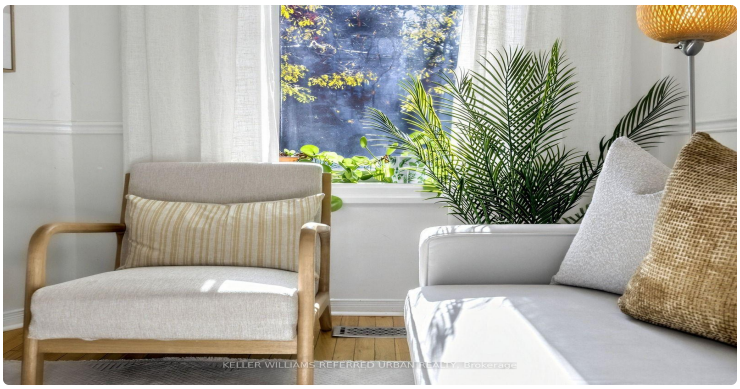


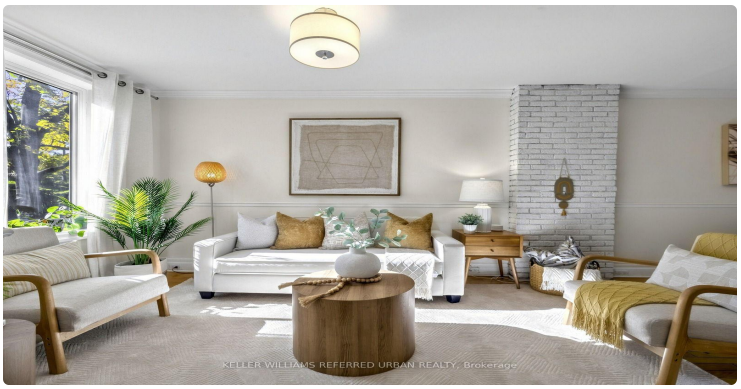




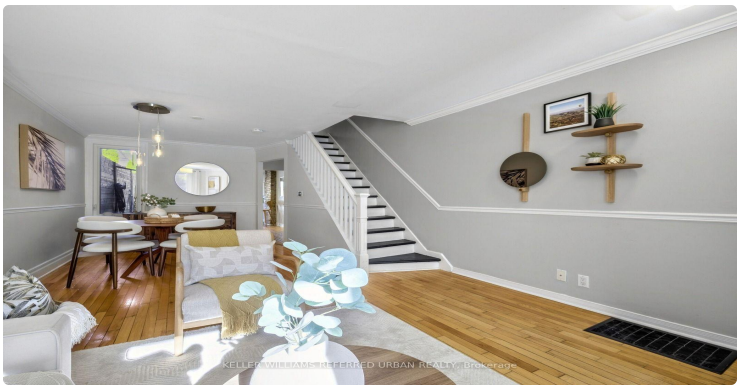






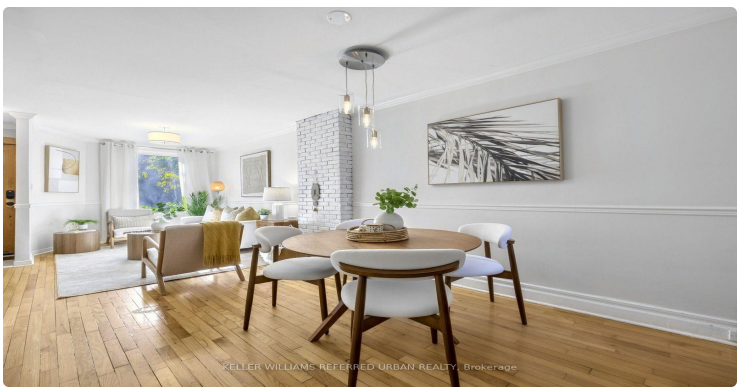


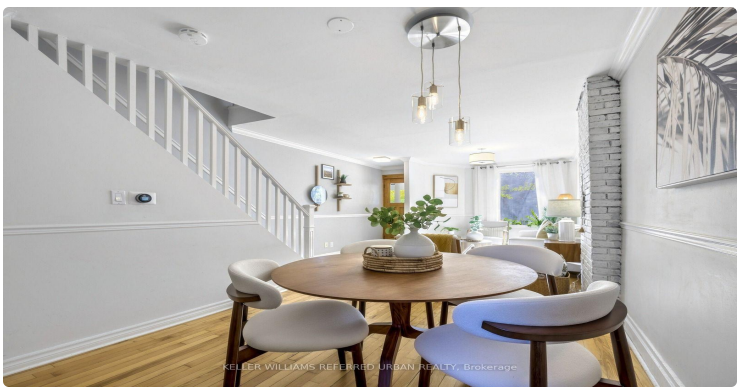












LISTING AGENT

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