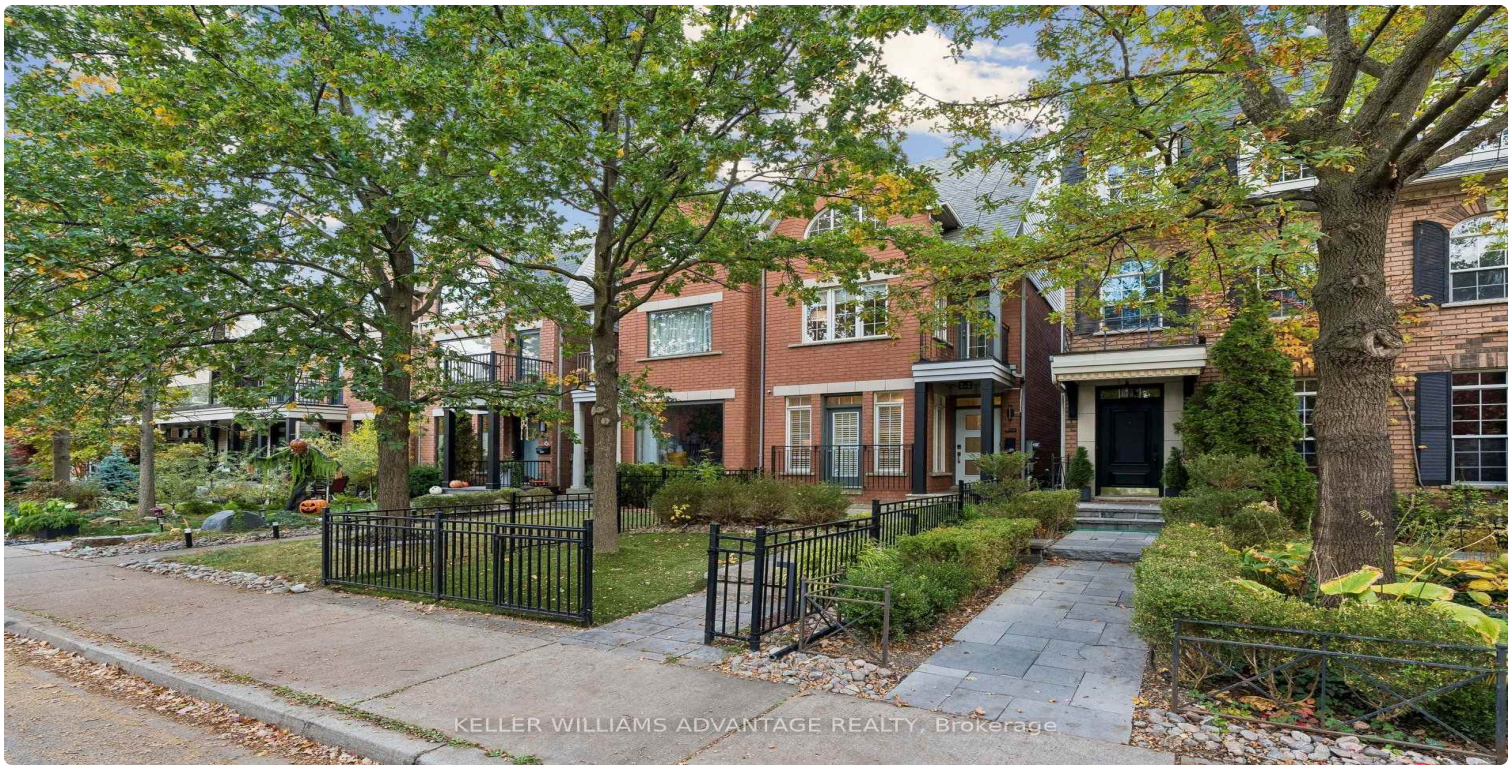


FOR SALE | SEMI-DETACHED | MLS# E14145408

173 Boardwalk Drive, Toronto, ON M4L 3X9

The Beaches, Toronto · M4L 3X9

C$ 1,999,900

4	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautifully renovated across four levels, this three-storey semi brings thoughtful design and everyday ease to one of The Beach's most sought-after pockets. The beach and boardwalk are just down the street, with Queen Street's shops, cafés and restaurants steps from home. White oak floors and glass stair railings set a warm, contemporary tone throughout. On the main floor, open living and dining spaces with a Juliette balcony flow into a Scavolini kitchen featuring a Wolf range, breakfast area and walkout to the backyard. From dinner parties to slow weekend mornings, the layout feels equally at home. The second floor offers two bedrooms and a family room lined with built-in bookcases-an inviting spot to read, work or let the kids spread out. Above, the entire third floor belongs to the primary suite, complete with a walk-in closet, spa-inspired five-piece ensuite and a private deck for a quiet start or finish to the day. A finished lower level adds a recreation room, den and full bathroom, providing flexible space for guests, teens or movie nights. In the backyard, a hot tub and outdoor gas fireplace extend the enjoyment well beyond summer, while a detached two-car garage offers convenient access from the lane. With 3+1 bedrooms, four bathrooms and room to gather or retreat, this is a beautifully considered home in a neighbourhood that makes it easy to love where you live.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Beach
- ✓ Marina

PROPERTY DETAILS

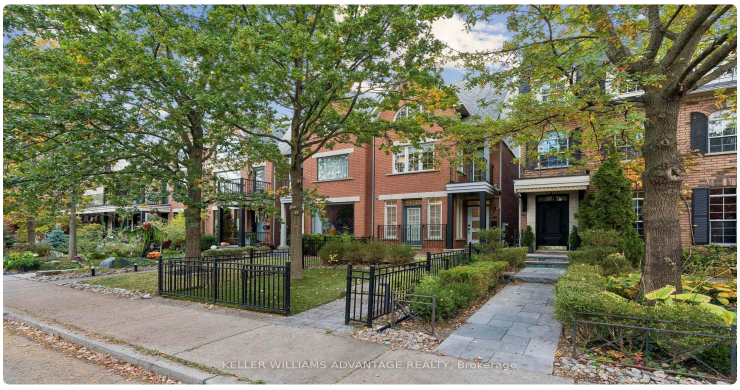
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$10,389
POSTAL CODE	M4L 3X9
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.78 x 4.60	Combined w/Dining, Juliette Balcony, Pot Lights
Dining Room	Main	5.78 x 4.60	Combined w/Living, Hardwood Floor, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	6.92 x 4.55	Centre Island, Breakfast Bar, Stainless Steel Appl
Family Room	Main	5.00 x 4.59	Pot Lights, Hardwood Floor, W/O To Yard
Media Room	Second	3.96 x 3.89	W/O To Balcony, Cathedral Ceiling(s), Hardwood Floor
Bedroom	Second	3.00 x 4.57	Double Closet, Hardwood Floor, Pot Lights
Bedroom	Second	2.97 x 2.75	Double Closet, Cathedral Ceiling(s), Hardwood Floor
Laundry	Second	5.65 x 4.37	Tile Floor, Separate Room, B/I Shelves
Primary Bedroom	Third	5.63 x 2.30	Walk-In Closet(s), 5 Pc Ensuite, W/O To Terrace
Recreation	Lower	—	Pot Lights, Vaulted Ceiling(s), Hardwood Floor
Bedroom	Lower	—	3 Pc Bath, Closet, Hardwood Floor

GALLERY


KELLER WILLIAMS ADVANTAGE REALTY, Brokerage


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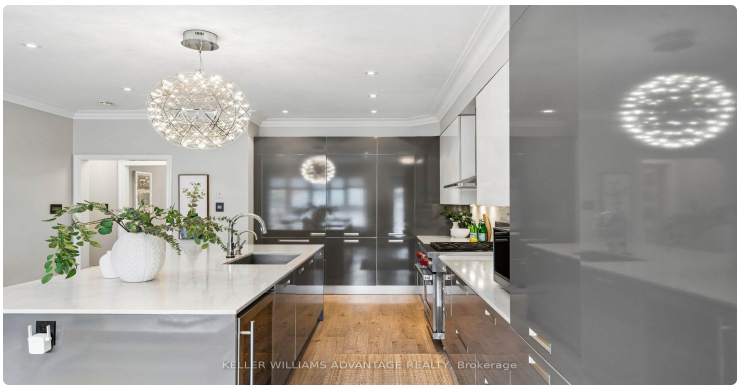

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LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS ADVANTAGE REALTY

Email: pshaganenko@gmail.com

Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.