

FOR SALE | SEMI-DETACHED | MLS# E14145676

38 Kimbourne Avenue, Toronto, ON M4J 4J2

Danforth Village-East York, Toronto · M4J 4J2

C$ 999,000

3	3	900	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A charming 3-bedroom, 3 bathroom semi nestled on one of Danforth Village's most sought-after family-friendly streets. This inviting home blends character, thoughtful updates and everyday convenience, making it an ideal place for a young family to put down roots. Step inside to a bright, welcoming interior featuring a beautifully renovated kitchen, three good-sized bedrooms and the added convenience of a rare main-floor powder room. Upstairs, the stunning renovated bathroom offers a luxurious soaker tub - the perfect place to unwind at the end of the day. The spacious principal bedroom features an oversized closet, while the rear mudroom addition provides that much-needed extra storage for busy family life.The lower level offers impressive ceiling height for the area, creating comfortable additional living space for movie nights, a kids' play area, a home gym or work-from-home setup, complete with a renovated 3-piece bathroom. Enjoy morning coffee on the charming front porch, or head out to your private, fully fenced backyard - a wonderful space for children to play, summer barbecues and entertaining family and friends. A legal front pad provides the added bonus of convenient private parking. Families will appreciate the excellent school options, including R.H. McGregor, Cosburn Middle School and École élémentaire La Mosaïque. Enjoy the best of both worlds: the peaceful, tree-lined streets of East York and the shops, restaurants and vibrant community life of The Danforth. Greenwood subway station is approximately an 11-12 minute walk away. A wonderful opportunity to grow, make memories and enjoy everything this much-loved neighbourhood has to offer! **OPEN HOUSE SAT NOV 7 AND SUN NOV 8, 2:00-4:00PM**

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Sloping

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	$4,918
POSTAL CODE	M4J 4J2
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	7.87 x 2.73	Hardwood Floor, Pot Lights, Window
Dining Room	Main	7.87 x 2.73	Hardwood Floor, Pot Lights, Window
Kitchen	Main	3.83 x 2.72	Hardwood Floor, Quartz Counter, W/O To Sunroom
Sunroom	Main	2.43 x 1.58	Hardwood Floor, W/O To Deck, Window
Primary Bedroom	Second	4.28 x 3.18	Hardwood Floor, Double Closet, Window
Bedroom 2	Second	3.96 x 2.40	Hardwood Floor, Closet, Window
Bedroom 3	Second	3.97 x 1.93	Hardwood Floor, Closet, Window
Recreation	Basement	4.78 x 3.73	Broadloom, Pot Lights, Above Grade Window

GALLERY

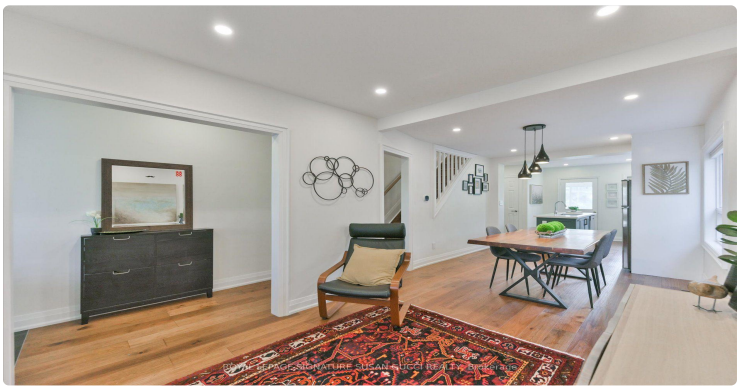




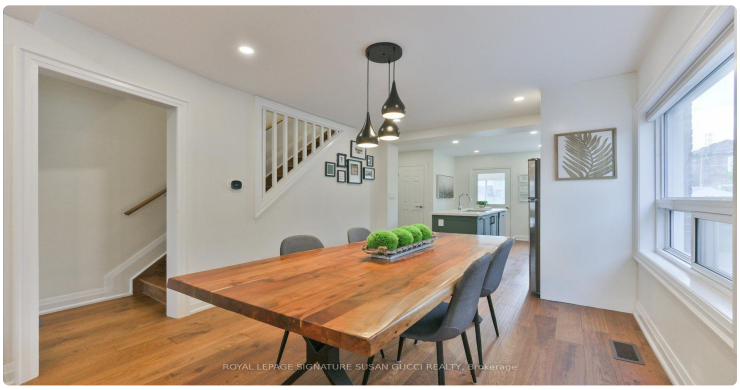













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LISTING AGENT

Pavel Shaganenko

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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.