

FOR SALE | DETACHED | MLS# E14179586

30 Winnifred Avenue, Toronto, ON M4M 2X3

South Riverdale, Toronto · M4M 2X3

C$ 1,785,000

5	5	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional offering in the heart of Leslieville, ideally situated steps to Queen Street amenities, transit, and the future Ontario Line. Boasting an impressive 95 Walk Score and 99 Bike Score, this three-storey detached residence seamlessly blends sophisticated design, exceptional craftsmanship, and superior structural integrity.Thoughtfully designed for elevated family living, this 4-bedroom, 5-bathroom home features dual HVAC systems for optimal year-round comfort. The beautifully appointed main floor is centred around a chef-inspired kitchen with a four-person island, custom built-in seating, pantry, gas range, and integrated appliances, complemented by a convenient powder room.The second level offers two generously sized bedrooms, two full bathrooms, and a versatile nursery or home office. The spectacular third-floor primary retreat is a private sanctuary, complete with a walk-in closet, dedicated makeup vanity, spa-inspired four-piece ensuite, additional lounge space, and a private walk-out terrace overlooking a beautiful canopy of mature maple trees.The fully legal, excavated basement apartment features impressive ceiling height, a separate entrance, and dedicated laundry, offering excellent income potential or an ideal private suite for extended family. Outdoors, an exceptionally deep backyard provides a private oasis with multiple tiered terraces, perfect for entertaining and relaxing. A rare opportunity to own a truly distinguished Leslieville residence, combining space, functionality, and refined living in an outstanding location. New window coverings have been ordered and are scheduled for installation.

FEATURES

- ✓ Basement
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	$6,422
POSTAL CODE	M4M 2X3
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

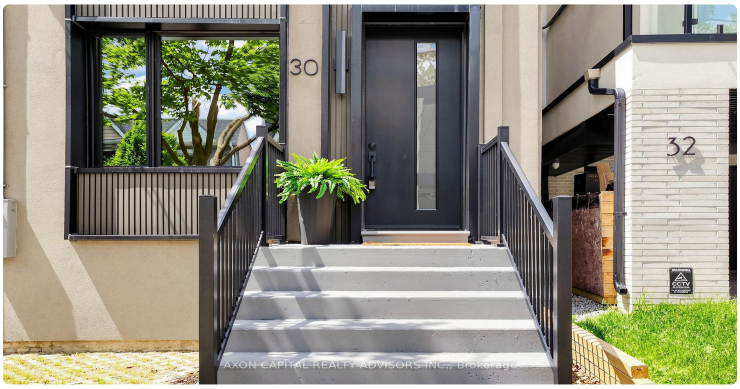
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Pot Lights, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Open Concept, Picture Window, Hardwood Floor
Kitchen	Main	—	Centre Island, W/O To Yard, B/I Appliances
Bedroom	Second	—	Ensuite Bath, Overlooks Garden, Hardwood Floor
Bedroom 2	Second	—	Large Window, Overlooks Backyard, Hardwood Floor
Bedroom 3	Second	—	Large Window, Overlooks Backyard, Hardwood Floor
Primary Bedroom	Third	—	Ensuite Bath, W/O To Terrace, Walk-Out
Kitchen	Basement	—	Open Concept
Bedroom	Basement	—	Above Grade Window, Vinyl Floor

GALLERY


















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LISTING AGENT

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