



FOR SALE

DETACHED

MLS# W12551128

115 Parkside Drive, Toronto, ON M6R 2Y8

High Park-Swansea, Toronto · M6R 2Y8

C\$ 2,499,000

4	5	2,750	12	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to a stately 1911 High Park residence set on an exceptional 50 x 175 ft lot. This rare, estate-sized property offers a private backyard oasis, extraordinary depth, and parking for up to 12 vehicles via a wide paved driveway - a near-impossible find in the city. A grand early-century character home nestled in a park-like setting with mature trees and serene views, this is one of High Park's most compelling offerings. With its generous footprint, stately façade, and classic 1911 architectural details, the upside is exceptional. The basement was updated approximately 40 years ago, featuring higher ceilings, larger windows, and three separate entrances, offering strong potential for additional units or flexible use. The roof was replaced approximately 5 years ago at a cost of \$54,000. Ideal for builders, developers, investors, or end-users seeking multi-generational living or significant rental upside in a neighbourhood where demand consistently exceeds supply. Prime Parkside location with direct access to High Park's trails, gardens, sports facilities, and the lakefront. Steps to TTC, minutes to Roncesvalles Village, and close to top-rated schools. Being sold as-is, where-is.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

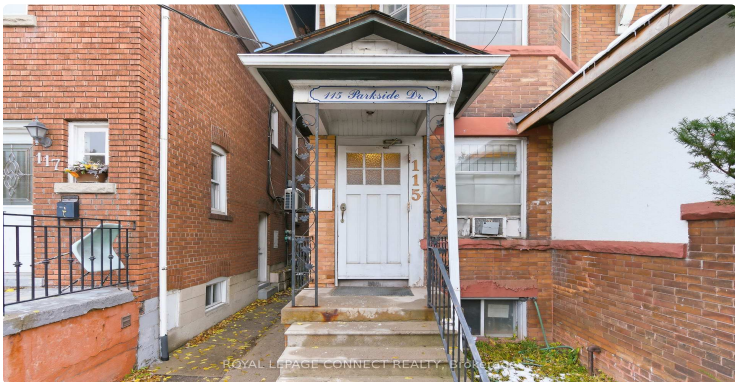
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Full, Development Potential, Partially Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	12 spaces
ANNUAL TAX	\$10,897
POSTAL CODE	M6R 2Y8
NEIGHBOURHOOD	High Park-Swansea

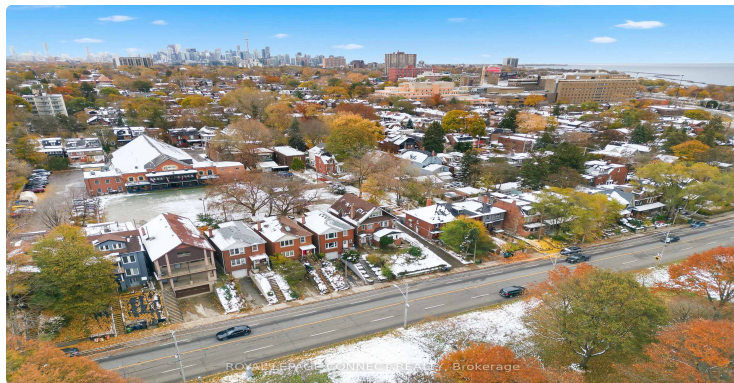
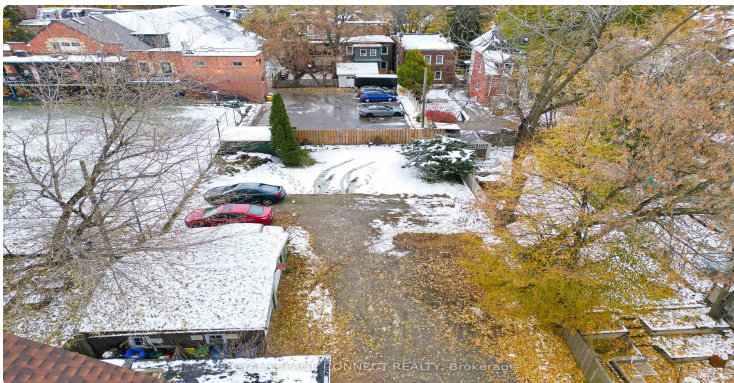
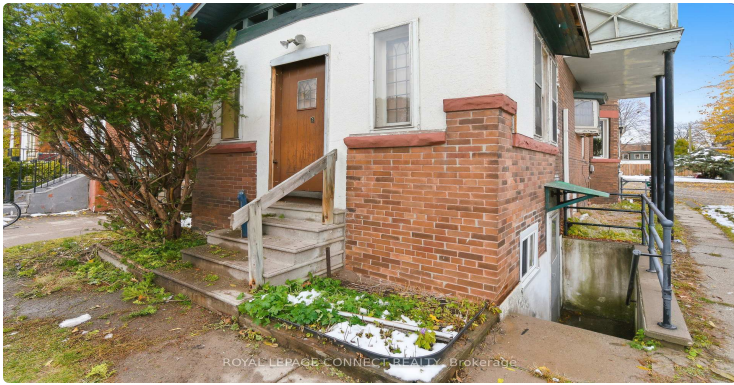
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Bathroom	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Living Room	Main	—	—
Family Room	Main	—	—
Bathroom	Main	—	—
Kitchen	Main	—	—
Living Room	Main	—	—
Kitchen	Main	—	—
Bathroom	Main	—	—
Bathroom	Second	—	—
Bedroom	Second	—	—
Living Room	Second	—	—
Bedroom	Second	—	—
Great Room	Third	—	—
Bathroom	Third	—	—
Laundry	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.