



FOR SALE

SEMI-DETACHED

MLS# W13135516

17 Howard Park Avenue, Toronto, ON M6R 1V3

Roncesvalles, Toronto · M6R 1V3

C\$ 1,388,000

4	4	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Investment Opportunity In The Heart of Roncesvalles! This meticulously maintained 4-unit semi-detached residence at 17 Howard Park Ave offers an incredible mix of character and modern updates. Featuring four 1 bedroom suites, each boasting high ceilings, ample natural light, and premium finishes. Uniquely equipped with a private 1-car garage plus additional exterior driveway parking (2 Spaces Total) - a rare find in Roncy! Steps to High Park, the TTC, and vibrant shops off Roncy. High Efficiency Furnace and upgraded 3 & 4-piece bathrooms throughout. Unbeatable location with high rental demand and premium walk score. Don't miss this chance to own a cornerstone property in one of Toronto's most coveted pockets. EXTRAS: 4 Fridges, 4 Stoves, 2 Dishwashers, 1 Washer & Dryer. All Existing Electrical Light Fixtures and Window Coverings.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished, Separate Entrance, Walk-Out
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,739
POSTAL CODE	M6R 1V3
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Hardwood Floor, Closet
Bedroom 2	Main	—	Hardwood Floor
Kitchen	Main	—	Stainless Steel Appl, Ceramic Floor, B/I Dishwasher

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Floor
Living Room	Main	—	Hardwood Floor
Living Room	Main	—	Laminate, W/O To Deck
Bathroom	Main	—	Hardwood Floor, 3 Pc Bath
Bathroom	Main	—	Ceramic Floor, 3 Pc Bath
Bedroom 3	Second	—	Hardwood Floor, Closet
Kitchen	Second	—	Ceramic Floor, W/O To Deck
Bathroom	Second	—	Ceramic Floor, 3 Pc Bath
Living Room	Second	—	Hardwood Floor
Bedroom 4	Basement	—	Laminate, 4 Pc Bath
Kitchen	Basement	—	Stainless Steel Appl, Ceramic Floor
Living Room	Basement	—	Laminate
Bathroom	Basement	—	Ceramic Floor, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.