



FOR SALE

SEMI-DETACHED

MLS# W13619132

# 449 Pacific Avenue, Toronto, ON M6P 2R3

Junction Area, Toronto · M6P 2R3

C\$ 1,250,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Visit the REALTOR website for further information about this Listing. A rare opportunity to own a beautifully maintained home in the heart of **The Junction**, one of Toronto's most desirable neighbourhoods where demand and property values continue to grow. Enjoy the perfect balance of city convenience and community charm with major retailers, local boutiques, grocery stores, High Park, parks, schools, community centres, restaurants, cafés, and more just steps from your door. Families will appreciate schools offering French immersion, music, sports, and swimming programs. With a Walk Score of **95**, Transit Score of **76**, and Bike Score of **82**, getting around is effortless. The sun-filled main floor features high ceilings, hardwood floors, a welcoming living room, dining area, convenient powder room, and an updated open-concept kitchen designed for everyday living and entertaining. Upstairs offers three spacious bedrooms, a full bathroom, and generous closet space, making this move-in ready home ideal for families. Step outside to a private backyard with a beautiful perennial wildflower garden, perfect for relaxing, entertaining, or enjoying summer BBQs. The unfinished basement offers endless possibilities to create additional living space, a recreation room, home office, or private suite with a separate rear entrance, allowing you to customize it to suit your lifestyle and budget. This exceptional home combines style, comfort, space, and outstanding future potential. Significant updates include all new electrical wiring and plumbing, along with a roof replaced within the last six years, providing added peace of mind. Offering an unbeatable location, thoughtful updates, and incredible flexibility, this is a rare chance to own a home in one of Toronto's most vibrant and sought-after communities.

### FEATURES

- ✓ Basement
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Semi-Detached    |
| LISTING STATUS | For Sale         |
| STYLE          | 2-Storey         |
| PROPERTY TYPE  | Semi-Detached    |
| BASEMENT       | Full, Unfinished |
| FACING         | West             |
| AREA RANGE     | 1100-1500 sqft   |
| ANNUAL TAX     | \$4,811          |
| POSTAL CODE    | M6P 2R3          |
| NEIGHBOURHOOD  | Junction Area    |

## ROOM BREAKDOWN

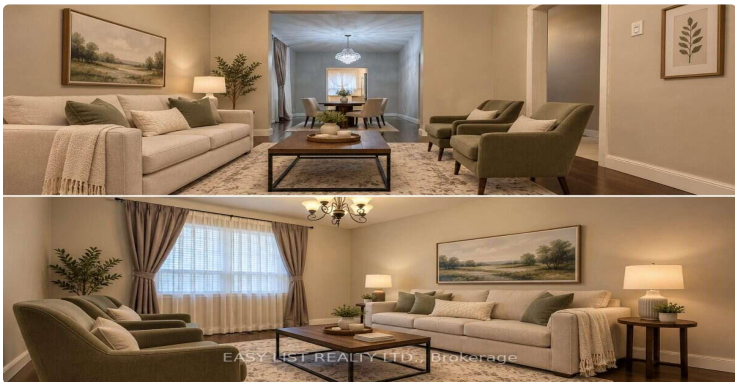
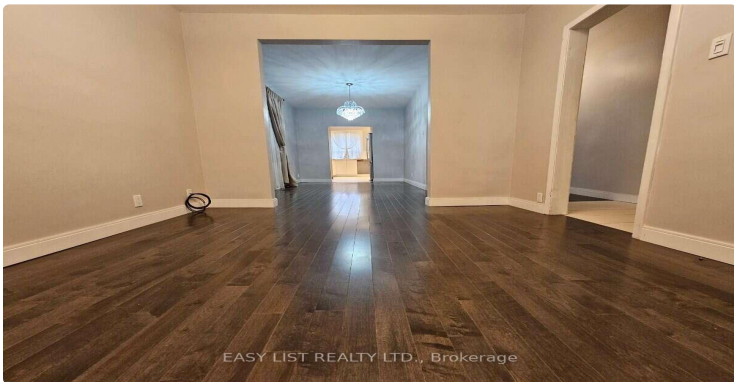
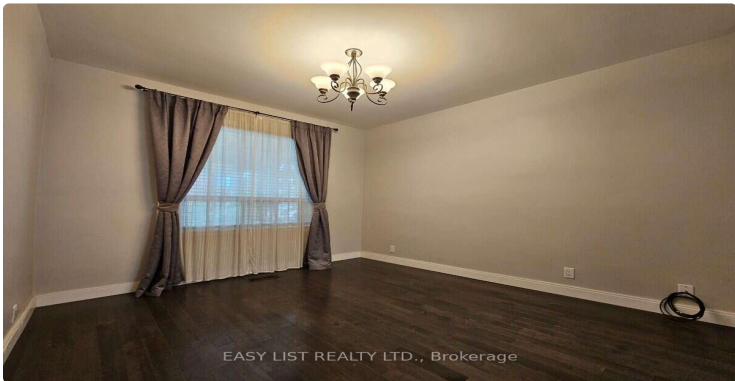
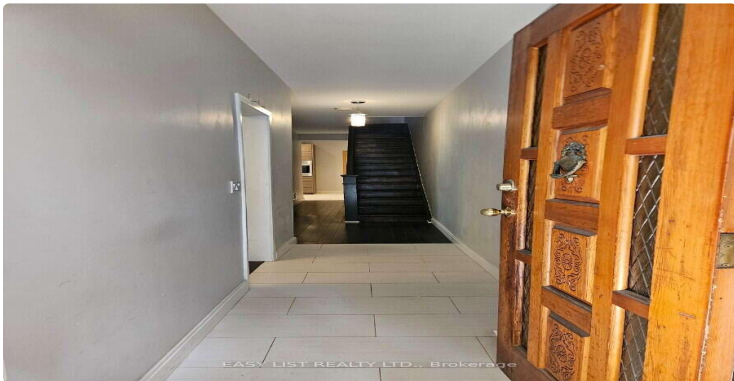
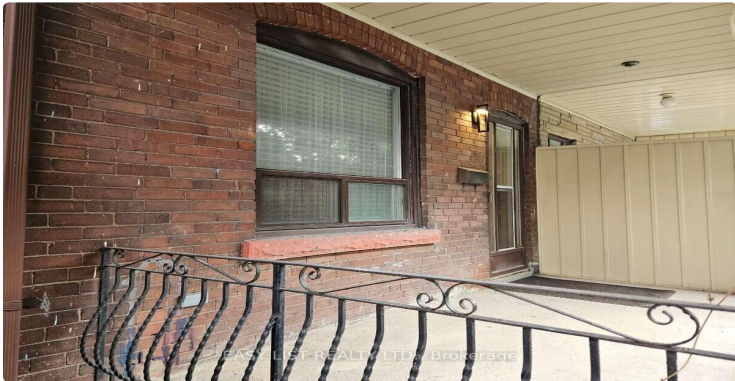
| ROOM        | LEVEL | DIMENSIONS | FEATURES |
|-------------|-------|------------|----------|
| Living Room | Main  | —          | —        |

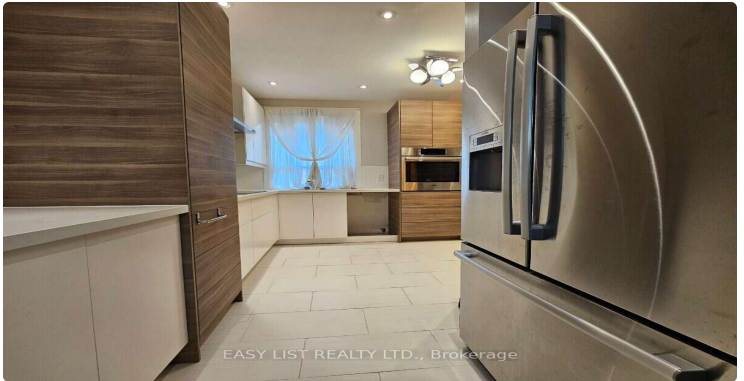
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| ROOM            | LEVEL  | DIMENSIONS | FEATURES |
|-----------------|--------|------------|----------|
| Dining Room     | Main   | —          | —        |
| Kitchen         | Main   | —          | —        |
| Bedroom         | Second | —          | —        |
| Bedroom         | Second | —          | —        |
| Primary Bedroom | Second | —          | —        |

GALLERY





**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.