



FOR SALE

SEMI-DETACHED

MLS# W13737788

# 222 Blackthorn Avenue, Toronto, ON M6N 3H8

Weston-Pellam Park, Toronto · M6N 3H8

C\$ 599,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 900   | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Location, Location, Location! Welcome to an excellent opportunity for investors, renovators, first-time buyers, or those looking to create their ideal home in an established and convenient neighborhood. This property offers tremendous potential to renovate, update, and add value, making it an attractive option for buyers seeking a home with long-term upside in the Toronto market. Ideally situated close to public transit, schools, parks, shopping, restaurants, everyday amenities, and major transportation routes, providing easy access throughout the city. Whether you're looking to renovate and resell, add to your investment portfolio, create a rental property, or customize a home for your own use, this property presents a variety of possibilities. Bring your vision and take advantage of this opportunity to own Toronto real estate in a well-connected location with everything you need just minutes away.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Semi-Detached          |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Semi-Detached          |
| BASEMENT       | Finished with Walk-Out |
| FACING         | West                   |
| AREA RANGE     | 700-1100 sqft          |
| PARKING        | 2 spaces               |
| ANNUAL TAX     | \$3,318                |
| POSTAL CODE    | M6N 3H8                |
| NEIGHBOURHOOD  | Weston-Pellam Park     |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                              |
|-----------------|--------|-------------|---------------------------------------|
| Living Room     | Ground | 3.93 x 3.10 | Laminate, Crown Moulding              |
| Dining Room     | Ground | 3.93 x 3.20 | Laminate                              |
| Kitchen         | Ground | 3.32 x 2.25 | Walk-Out, Overlooks Garden, Renovated |
| Primary Bedroom | Second | 4.00 x 3.30 | Hardwood Floor, Closet                |

| ROOM    | LEVEL    | DIMENSIONS  | FEATURES               |
|---------|----------|-------------|------------------------|
| Bedroom | Second   | 3.20 x 2.50 | Hardwood Floor, Closet |
| Bedroom | Basement | 3.85 x 3.30 | Ceramic Floor, Closet  |

## LISTING AGENT

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**Pavel Shaganenko**

LPT REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.