



FOR SALE

DETACHED

MLS# W14087640

170 Wallace Avenue, Toronto, ON M6H 1V2

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1V2

C\$ 949,000

7	4	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fantastic Opportunity To Own A Spacious Detached Offering Incredible Income Potential In A Prime Urban Location! Featuring 5+2 Bedrooms, 4 Bathrooms, Multiple Self-Contained Living Areas, And A Detached Double Car Garage With Rear Lane Access *Bright Sun-Filled Rooms, High Ceilings, Functional Layouts, And A Private Upper Balcony Add To The Home's Appeal *The Kitchen Features Stainless Steel Appliances, Granite Countertops, And Walk-Out Access. Ideal For Investors Or Multi-Generational Families Seeking Versatile Living Space *Conveniently Located Just Minutes To Transit, Parks, Schools, Shopping, Restaurants, Dufferin Mall, High Park, And Easy Access To Downtown And The Financial District *A Rare Investment Opportunity With Endless Potential!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard

PROPERTY DETAILS

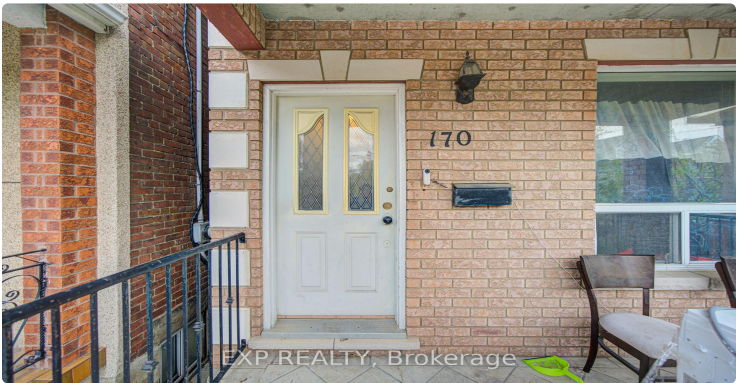
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,761
POSTAL CODE	M6H 1V2
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	2.67 x 1.50	4 Pc Bath, Window
Bedroom 2	Second	3.33 x 3.20	Window
Kitchen	Upper	—	Window
Bedroom 3	Second	3.18 x 2.97	Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	2.26 x 1.04	—
Bedroom	Basement	3.66 x 2.03	—
Loft	Upper	—	Window
Bedroom	Basement	3.15 x 3.10	Window
Family Room	Main	5.92 x 3.35	Window
Primary Bedroom	Second	4.32 x 3.28	W/O To Balcony, W/O To Balcony, Bay Window
Kitchen	Main	4.06 x 3.23	Stainless Steel Appl, W/O To Patio
Bedroom	Main	3.33 x 3.18	W/O To Patio, Window, Closet

GALLERY





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EXP REALTY

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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.