



FOR SALE

SEMI-DETACHED

MLS# W14096588

257 Perth Avenue, Toronto, ON M6P 3X9

Dovercourt-Wallace Emerson-Junction, Toronto · M6P 3X9

C\$ 1,199,000

3	2	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 257 Perth Ave. This Junction Triangle home is deceptively spacious with over 1600 sq feet above grade, making it noticeably larger than the typical neighbourhood semi. Lovingly renovated, maintained and looked after for decades this property is now ready for a new family to call it home. A most excellent main floor layout allows for a completely private and separate home office by the front door while also providing that ever wanted expansive open concept lr/dr/kit . The cook's kitchen with loads of built in storage and counter space is a joy to work in. Main floor access to back garden thru a covered breezeway which is an ideal space for keeping out the wind in winter and keeping the garden furniture cushions dry in summer. Three large bedrooms with good closets. Primary bedroom has a walk out to a 2nd floor west facing deck for warm weather enjoyment. This property is ideally located to take advantage of the best in public transit including: Bloor/Dundas Subway Station; UP Express; GO trains; multiple bus; street car lines and the expanding West Toronto Rail Path, Steps to both Perth Ave Public School and St Rita Catholic School (for short walks to take and pick up the kids from school.); and the hip strip of Sousa Mendes with its variety of coffee shops and bakeries. For those wanting a main floor powder room the existing main floor hall closet would make an ideal space for such while the mud room closets make sure your front door entrance free from the clutter of coats and boots. Extra space behind garage for 3rd car parking, PUBLIC OPEN HOUSES SAT/SUN OCT 24/25 2-4 BOTH DAYS

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ Hospital

PROPERTY DETAILS

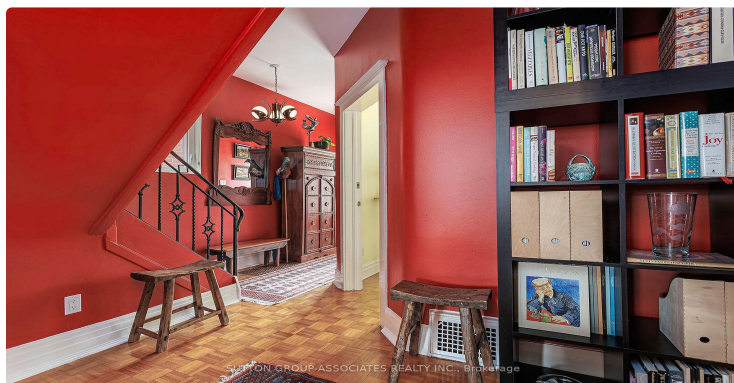
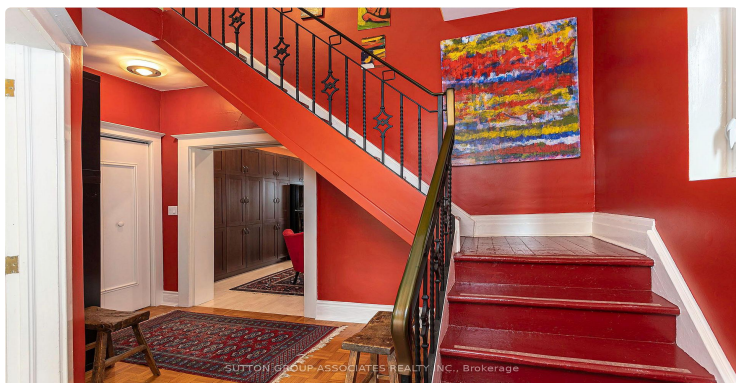
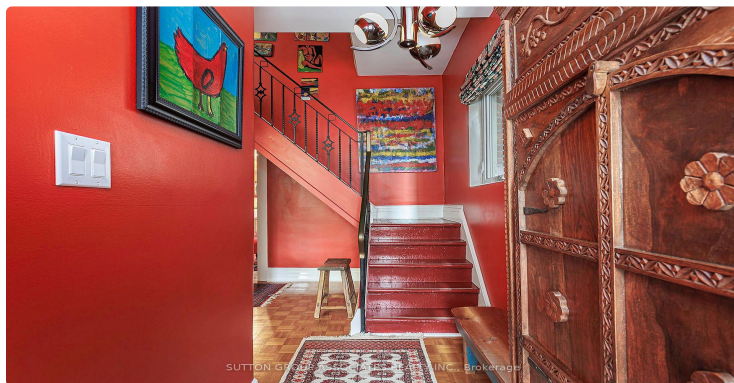
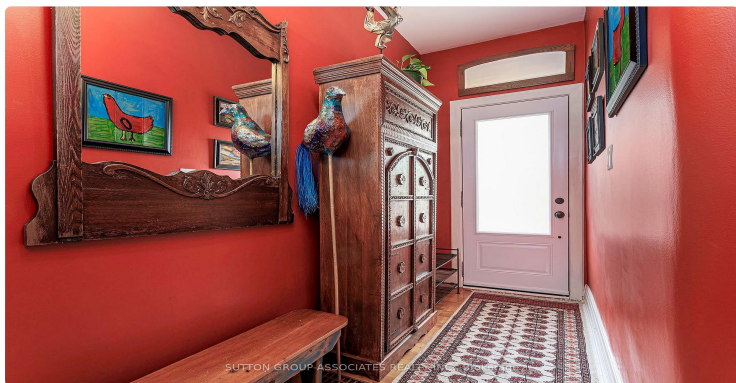
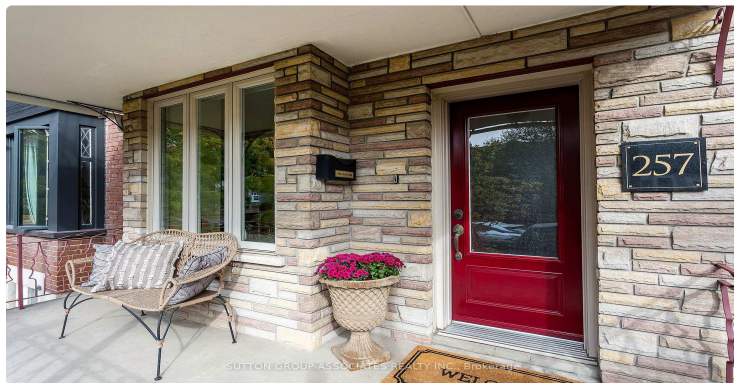
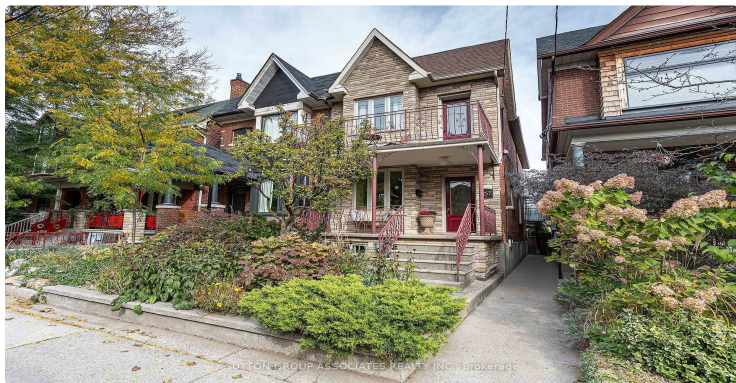
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Walk-Out
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,424
POSTAL CODE	M6P 3X9
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	SUTTON GROUP-ASSOCIATES REALTY INC.
257 Perth Avenue, Toronto, ON M6P 3X9				

Office	Ground	—	Hardwood Floor
Office	Ground	—	Parquet, Casement Windows, French Doors
Living Room	Ground	—	Open Concept, South View, Pocket Doors
Dining Room	Ground	—	Combined w/Kitchen, Combined w/Living, Pot Lights
Kitchen	Ground	—	Renovated, Stone Counters, Pantry
Mud Room	Ground	—	Ceramic Floor, W/W Closet, W/O To Garden
Primary Bedroom	Second	—	Hardwood Floor, Closet, W/O To Balcony
Bedroom	Second	—	Hardwood Floor, Ceiling Fan(s), Closet
Bedroom	Second	—	Laminate, W/W Closet, Overlooks Backyard
Recreation	Basement	—	Laminate, Pot Lights, Combined w/Kitchen
Kitchen	Basement	—	Laminate, Above Grade Window
Furnace Room	Basement	—	—
Laundry	Basement	—	—
Cold Room/Cantina	Basement	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ASSOCIATES REALTY INC.

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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.