



FOR SALE

DETACHED

MLS# W14105300

# 8 Alhambra Avenue, Toronto, ON M6R 2S3

High Park-Swansea, Toronto · M6R 2S3

C\$ 1,599,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 5         | 2,250 | 0       | 100+      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Nestled on a highly desirable, family-friendly street in Toronto's vibrant High Park neighbourhood, this charming 2.5-storey single-family home offers exceptional space, versatility, and unbeatable location. Well maintained over the years, the residence retains its unique structure from a former multi-unit layout featuring 5 kitchens and 5 bathrooms, making it an extraordinary opportunity for for renovators, a multi-generational family, or live-in buyers looking to customize their dream home. Step outside to enjoy a private, fully fenced backyard perfect for relaxing or entertaining. While the property does not feature dedicated parking, you will rarely need a car with world-class transit and amenities just steps away: enjoy a quick stroll to Dundas Subway Station, the UP Express for effortless commuting, and the eclectic boutique shops, cozy cafes, and famed restaurants along Roncesvalles Avenue. Pre-listing home inspection and 1988 Survey Available.

### FEATURES

- ✓ Basement
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Fenced Yard
- ✓ Park

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2 1/2 Storey      |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | West              |
| AGE            | 100+ years        |
| AREA RANGE     | 2000-2500 sqft    |
| ANNUAL TAX     | \$9,039           |
| POSTAL CODE    | M6R 2S3           |
| NEIGHBOURHOOD  | High Park-Swansea |

## ROOM BREAKDOWN

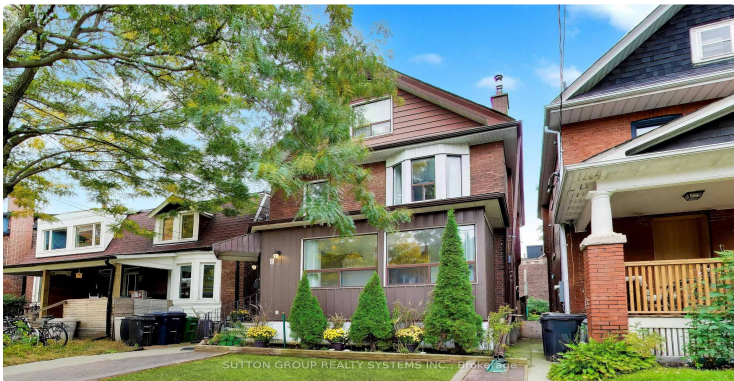
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                       |
|-------------|-------|------------|------------------------------------------------|
| Living Room | Main  | —          | French Doors, Fireplace Insert, W/O To Sunroom |
| Sunroom     | Main  | —          | Large Window, Mirrored Closet, Laminate        |
| Dining Room | Main  | —          | Window, Laminate                               |
| Kitchen     | Main  | —          | Window, Eat-in Kitchen                         |

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| ROOM              | LEVEL    | DIMENSIONS | FEATURES                             |
|-------------------|----------|------------|--------------------------------------|
| Bedroom           | Second   | —          | Bay Window, Closet, Laminate         |
| Kitchen           | Second   | —          | 4 Pc Ensuite, Closet, Eat-in Kitchen |
| Bedroom           | Second   | —          | Window, Broadloom                    |
| Kitchen           | Second   | —          | Large Window, Broadloom, Linoleum    |
| Bedroom           | Third    | —          | Window, Closet, Closet               |
| Kitchen           | Third    | —          | Balcony, Closet, 4 Pc Ensuite        |
| Laundry           | Basement | —          | Laundry Sink, Closet, Concrete Floor |
| Furnace Room      | Basement | —          | Concrete Floor                       |
| Kitchen           | Basement | —          | Broadloom                            |
| Recreation        | Basement | —          | Closet, Recessed Lighting, Broadloom |
| Cold Room/Cantina | Basement | —          | Above Grade Window, Broadloom        |

GALLERY





## LISTING AGENT

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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.