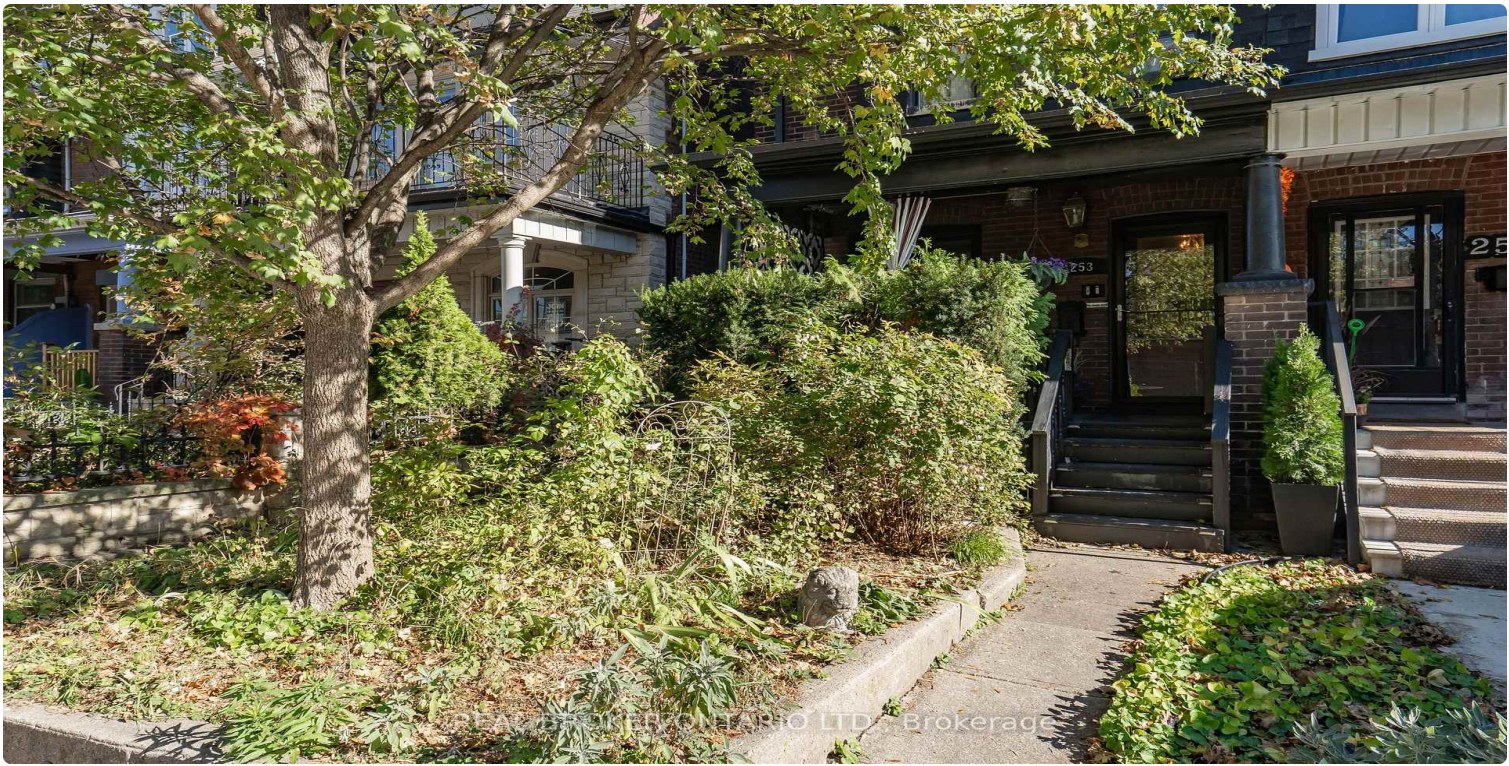




FOR SALE

SEMI-DETACHED

MLS# W14116536

253 Bartlett Avenue, Toronto, ON M6H 3G3

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3G3

C\$ 949,000

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

ABOUT THIS PROPERTY

Welcome to 253 Bartlett Avenue, nestled in the heart of Dovercourt Village, one of Toronto's most charming and family-friendly neighbourhoods! A true throwback neighbourhood where kids still play outside, families know their neighbours, and there's a real sense of community. Offered for the first time in over 70 years, this home has been lovingly maintained by the same family for generations and is ready for its next chapter. The location is hard to beat! Dovercourt School is directly across the street, Dovercourt Park is just down the road, and the Boys and Girls Club is only steps away. You're also just a five-minute walk to Bloor St. and the subway and moments from trendy Geary Avenue, known for its fantastic restaurants, cafés, breweries, and creative local spots. Enjoy the privacy of your backyard and deck, perfect for relaxing or entertaining. Inside, the home offers plenty of potential, including a second-floor kitchen that could easily be converted back into a bedroom, offering flexibility for extended family or a possible in-law suite. A rare opportunity to put down roots in a neighbourhood where community still means something. Come see what makes Dovercourt Village so special!

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,671
POSTAL CODE	M6H 3G3
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

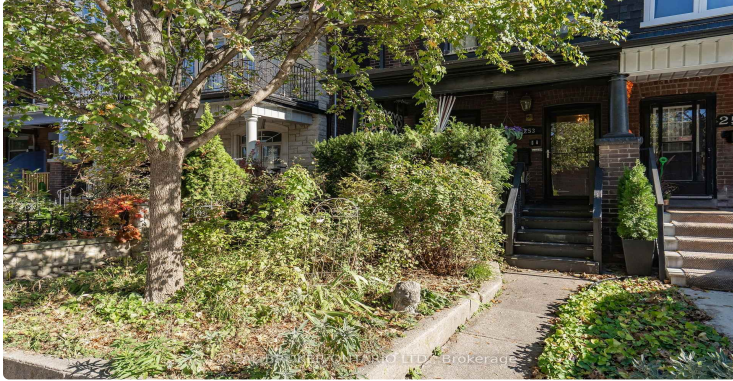
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Window
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Stainless Steel Appl, Eat-in Kitchen

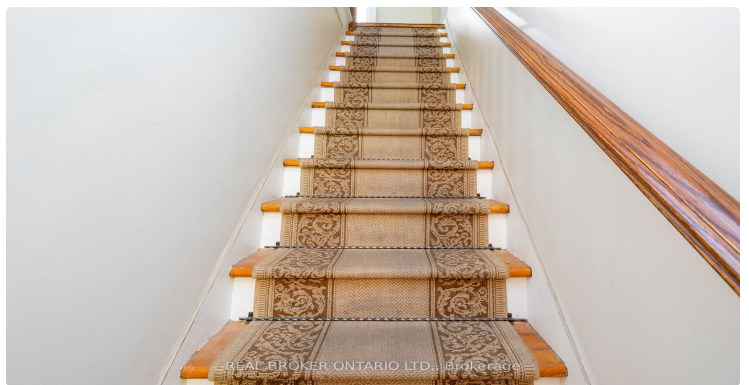
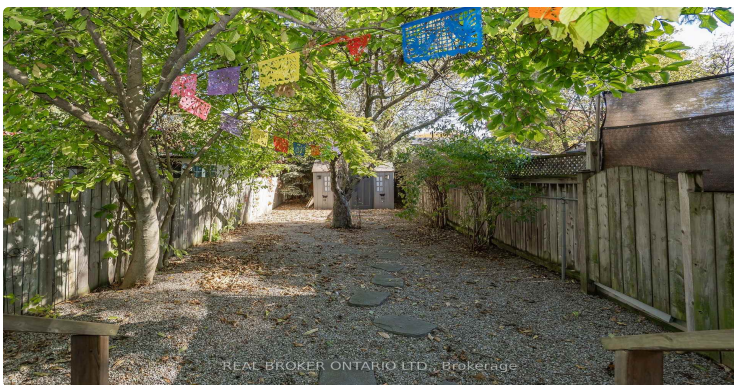
253 Bartlett Avenue, Toronto, ON M6H 3G3

REAL BROKER ONTARIO LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Solarium	Main	—	Overlooks Backyard, Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Closet, Window
Bedroom	Second	—	Hardwood Floor, Closet, Window
Kitchen	Second	—	Stainless Steel Appl, Laminate, Window
Recreation	Basement	—	Laminate, Window
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.