



FOR SALE

DETACHED

MLS# W14134254

# 117 Macdonell Avenue, Toronto, ON M6R 2A4

Roncesvalles, Toronto · M6R 2A4

C\$ 1,499,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 1,750 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A place in Ronci to call home boasts endless opportunities, offering approx 2400sf of interior living space; maybe your family & in-laws or perhaps a partial rental home. Finished over four levels,this home retains much of its original character, including some original baseboard trim and select interior doors. A rare main floor 3pce bath keeps you from hopping up and down! Sliding Double doors separate living/dining area, upgraded kitchens & hardwood - Walkout and walkup from the main and lower levels to your spacious backyard -offering endless possibilities to create your own private oasis. Rare - two car parking includes single garage via Municipal laneway. Second level boasts primary bedroom with option to convert upper kitchen to another bedroom. During the cold winter slip into your soaker tub/heated floors. The private third level offers two bedrooms(2piece washroom). A walkout for your morning coffee on your completely private deck, perhaps a glass of bubbly while the sun sets! Not to mention laundry on both upper and lower levels! This home can create exactly what you are looking for without breaking the bank! Most of the mechanics have been updated- What is there not to love about this great location!Steps to Queen streetcars,shops,eateries, festivals,farmers market,Fern Junior/Senior with French immersion,Sorauren Park,High Park - A place where families meet families and stay connected!

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2 1/2 Storey      |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Walk-Up, Finished |
| FACING         | East              |
| AREA RANGE     | 1500-2000 sqft    |
| PARKING        | 2 spaces          |
| ANNUAL TAX     | \$7,587           |
| POSTAL CODE    | M6R 2A4           |
| NEIGHBOURHOOD  | Roncesvalles      |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Imitation Fireplace, Large Window |
| Dining Room | Main  | —          | Hardwood Floor, 3 Pc Bath, Large Window           |

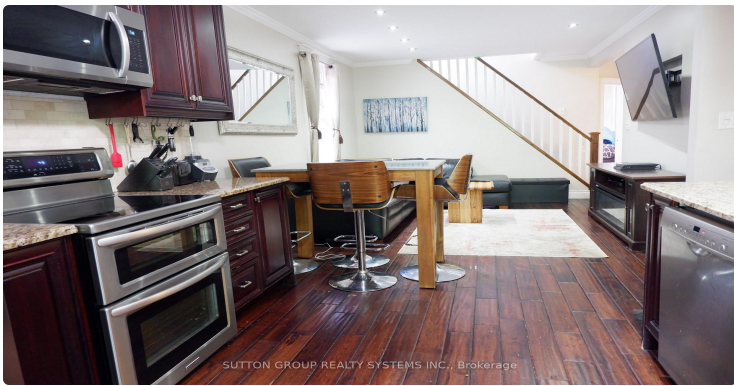
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SUTTON GROUP REALTY SYSTEMS INC.

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                               |
|-----------------|--------|------------|--------------------------------------------------------|
| Kitchen         | Main   | —          | Updated, Walk-Out, Centre Island                       |
| Kitchen         | Second | —          | Hardwood Floor, Overlooks Backyard, Combined w/Laundry |
| Living Room     | Second | —          | Hardwood Floor, Large Window, Open Stairs              |
| Primary Bedroom | Second | —          | Hardwood Floor, Imitation Fireplace, Large Window      |
| Bedroom 2       | Third  | —          | Hardwood Floor, Large Window                           |
| Bedroom 3       | Third  | —          | Hardwood Floor, W/O To Sundeck                         |
| Recreation      | Lower  | —          | Laminate, 4 Pc Bath, Pot Lights                        |
| Bedroom 4       | Lower  | —          | Double Closet, Above Grade Window, Overlooks Backyard  |
| Laundry         | Lower  | —          | —                                                      |
| —               | —      | —          | —                                                      |

## GALLERY





## LISTING AGENT

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Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.