

\$3,199,000 - 44a Alcina Avenue, Toronto (wychwood)

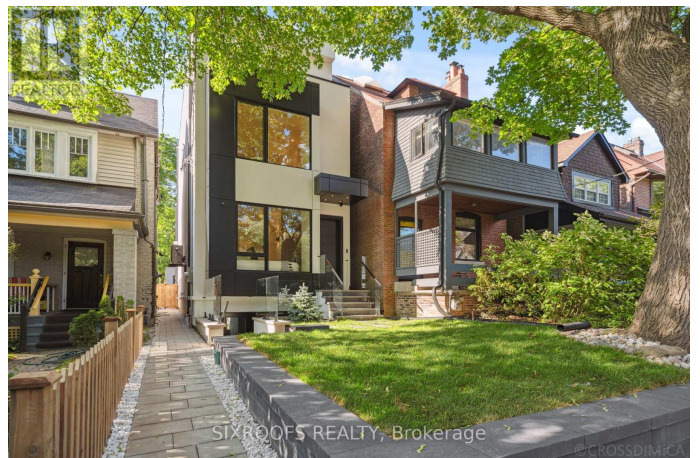
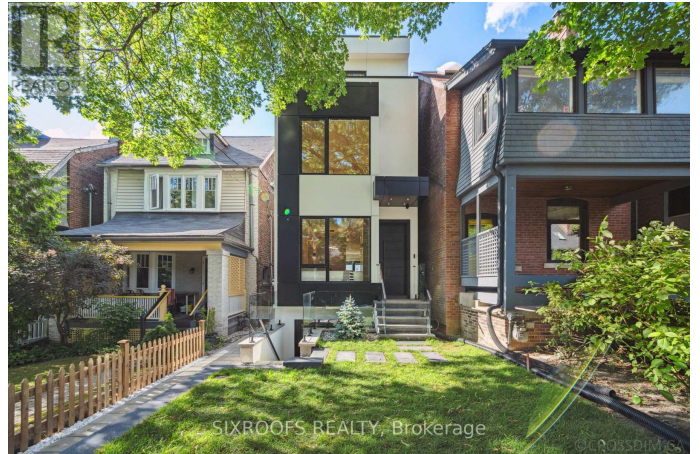
MLS® #C12489262

\$3,199,000

5 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Wychwood, Toronto (wychwood), Ontario

Offering over 3,300 sq ft of beautifully finished living space, this exceptional property has been thoughtfully designed with versatility, comfort, and modern living in mind. The basement features a fully legal unit with a private walk-up entrance at the front of the home, smartly designed to preserve backyard privacy for the main unit of the house. Ideal for multi-generational living or as a strong rental income opportunity, the basement includes its own HVAC system, water heater, in-suite laundry, fire-rated drywalls throughout, and a full kitchen with full-size premium appliances. The home features high-end Jenn-Air appliances in the main floor kitchen and Bosch appliances in the basement, engineered hardwood flooring, built-in speakers, smart lighting, and pot lights throughout, showcasing meticulous craftsmanship and thoughtful upgrades. Main floor kitchen is designed with kosher-friendly features in mind: two dishwashers, two ovens, and two sinks. Enjoy the convenience of a two-car garage at the rear of the property with EV charger's wiring roughed in, accessed via a laneway, plus the added potential to build a laneway suite for even more value. Designed for growing families, each of the four bedrooms across the second and third floors comes complete with its own private ensuite bathroom, providing comfort and privacy for all. This home truly offers the best of both worlds: luxury living with income potential. Don't miss your chance to own this exceptional property! The house is



equipped with smart home automation from Control4 (visit Control4.Com for more info).
(id:6289)

Essential Information

Listing #	C12489262
Price	\$3,199,000
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	44a Alcina Avenue
Subdivision	Wychwood
City	Toronto (wychwood)
Province	Ontario
Postal Code	M6G2E8

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Features	Lane, In-Law Suite
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Oven - Built-In, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Stucco, Aluminum siding
Lot Description	19 x 140 FT
Foundation	Poured Concrete

Listing Details

Listing Office SIXROOFS REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 11:16am EST