

\$1,389,000 - 4 Riverdale Avenue, Toronto (north Riverdale)

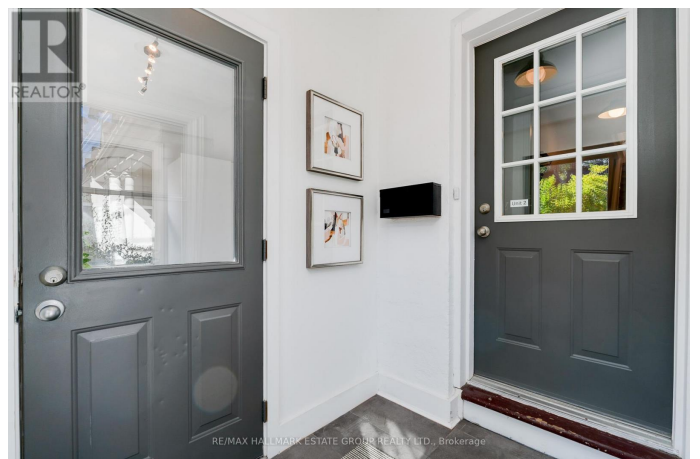
MLS® #E12477924

\$1,389,000

3 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

North Riverdale, Toronto (north Riverdale),
Ontario

Two homes for the price of one in Prime Riverdale! This incredibly versatile property offers approximately 1624 sq ft of fabulous above-grade living space across two seamlessly connected units. Perfect for first time buyers, multi-generational living, co-ownership, income potential, or easily converts into a spacious single-family home. Step into the beautifully renovated main floor featuring a stylish open-concept layout, a sleek new kitchen, with new flooring. The charming front sunroom doubles as a work-from-home haven and extra storage, while the basement offers even more storage plus laundry. The basement also provides new flooring, 2 lovely bedrooms, with a master bath nearby. Families and gardeners alike will love the very private backyard, surrounded by a lush patchwork of neighbouring yards. A quiet oasis right downtown! Upstairs, the second unit boasts a bright, airy living room overlooking a 4-seasons porch, ideal as a work or reading space. A large primary bedroom, recently updated kitchen, and refreshed 4-pc bath complete the 2nd floor. Prefer a single-family 3 bedroom home? Smart pre-designing makes it easy to convert - simply remove a single wall between the two levels. The 2nd floor kitchen can become an art room with laundry facilities, or bedroom. Being located in the heart of coveted Prime



Riverdale lands you in the much sought-after Withrow Ave. Public School catchment, with other excellent schools close by. TTC gets you quickly to many campuses. This choice address puts you steps from boutique shopping, fitness centres, top-rated restaurants, cafes, live music, nearby parks with outdoor pools and the best tobogganing in the city. Short walk to the subway. Three street car lines are a minute away. For commuters there's quick highway access. Enjoy weekend strolls to Withrow Park and Riverdale Park, where bike paths connect you to the entire GTA. This is a rare opportunity to get into this desired area in a fully detached home.
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Essential Information

Listing #	E12477924
Price	\$1,389,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	4 Riverdale Avenue
Subdivision	North Riverdale
City	Toronto (north Riverdale)
Province	Ontario
Postal Code	M4K1C3

Amenities

Amenities	Public Transit, Park
Parking	No Garage, Street

Interior

Appliances	Dishwasher, Dryer, Two stoves, Washer, Two Refrigerators
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Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Lot Description	20 x 90 FT ; With ROW (see attachment)
Foundation	Brick

Listing Details

Listing Office	RE/MAX HALLMARK ESTATE GROUP REALTY LTD.
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