

\$1,695,000 - 9 Edgedale Road, Toronto (north St. James Town)

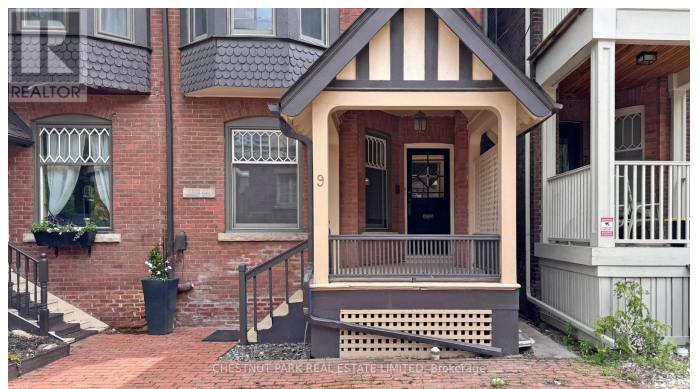
MLS® #C12351828

\$1,695,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

North St. James Town, Toronto (north St. James Town), Ontario

***** LIVE-WORK-RENTAL INCOME Flexible Space ***** Discover a hidden treasure in this Victorian semi-detached home, perfectly situated on a private street in the vibrant downtown core of Bloor St East and the Howard Street Neighborhood. Here, historic charm meets contemporary convenience, surrounded by modern residential condos that enhance the areas appeal. Spanning three stories, this remarkable residence features three spacious bedrooms and four bathrooms, with the main floor effortlessly transitioning into a cozy office space. Thoughtfully and thoroughly renovated in 2004, this home strikes a beautiful balance between its storied past and the comforts of modern live-work flex space. The basement features a separate entrance and offers the potential to be easily converted into a one-bedroom rental unit for additional income or utilized as an in-law suite. With a fantastic walk score of 94, you'll have easy access to the nearby TTC Sherbourne Subway Station, an Asian supermarket at Via Bloor Condos, No Frills, and Freshco, making it a breeze to explore everything the city has to offer. This Victorian gem is not just a home; it's an exceptional opportunity for anyone looking to blend living and work in the heart of downtown Toronto. Minimum One unassigned street parking space available on Edgedale Road. Total 3,054 sq ft of living space.



Essential Information

Listing #	C12351828
Price	\$1,695,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Edgedale Road
Subdivision	North St. James Town
City	Toronto (north St. James Town)
Province	Ontario
Postal Code	M4X1N5

Amenities

Amenities	Public Transit, Park, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	3
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	19.8 x 90 FT
Foundation	Poured Concrete

Listing Details

Listing Office

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