

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

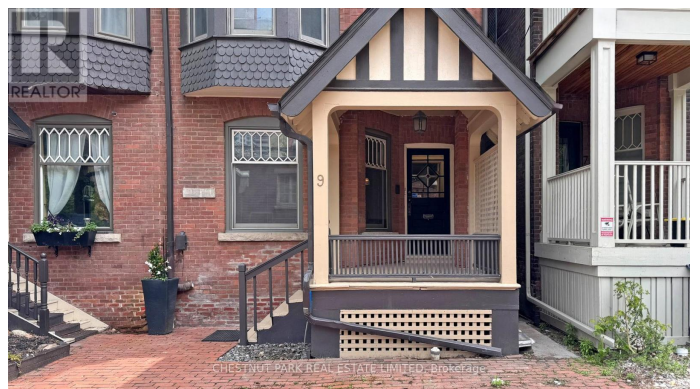
MLS® #C12351829

\$1,695,000

3 Bedroom, 1.00 Bathroom, 3,054 sqft
Office on 0.00 Acres

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

***** LIVE-WORK-RENTAL INCOME Flexible Space ***** Experience the ultimate blend of work, office, and home life in this beautifully restored Victorian semi-detached residence, ideally positioned on a quiet private street in the bustling downtown core near Bloor St East and the Howard Street Neighborhood. This unique property offers a rare opportunity for seamless live-work flexibility: the main floor and lower level are thoughtfully designed to serve as a dedicated office or workspace, perfect for professionals or entrepreneurs seeking a productive environment without leaving home. Spread across three spacious stories, the home features three bedrooms and four bathrooms, with a layout that easily accommodates both family living and business needs. The fully renovated interior (2004) marries historic character with modern amenities, creating an inviting atmosphere for both work and relaxation. The separate basement entrance adds even more versatility, ideal for a private office, in-law suite, or conversion into a one-bedroom rental unit for additional income. With a stellar walk score of 94, you're steps from TTC Sherbourne Subway Station, grocery options like No Frills and Freshco, and the vibrant amenities of Via Bloor Condos. Surrounded by contemporary condos, this Victorian gem stands out as a rare chance to integrate your professional and



personal life in downtown Toronto, offering the perfect setting for those who value both historic charm and modern live-work convenience. Minimum one unassigned street parking space available on Edgedale Road. Total 3,054 sq ft of living space. (id:6289)

Essential Information

Listing #	C12351829
Price	\$1,695,000
Bedrooms	3
Bathrooms	1.00
Square Footage	3,054
Acres	0.00
Type	Office

Community Information

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

Amenities

Parking Spaces	1
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Interior

Appliances	Alarm System, Dryer, Water Heater, Microwave, Range, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=19.75 x 90 FT
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Listing Details

Listing Office	CHESTNUT PARK REAL ESTATE LIMITED
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