

\$899,000 - 43 Mount Royal Avenue, Toronto (wychwood)

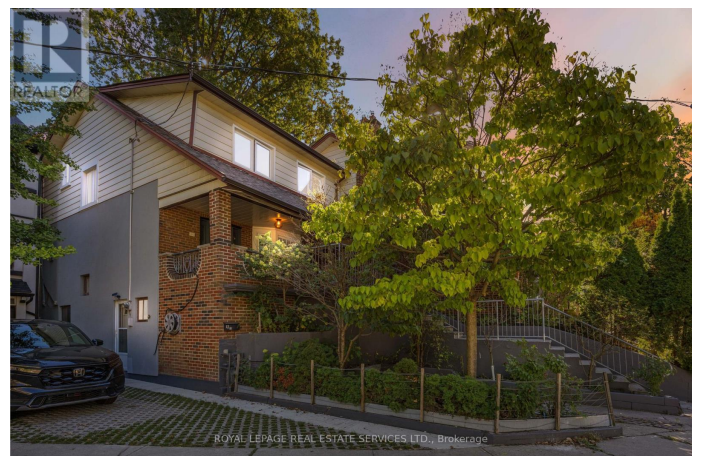
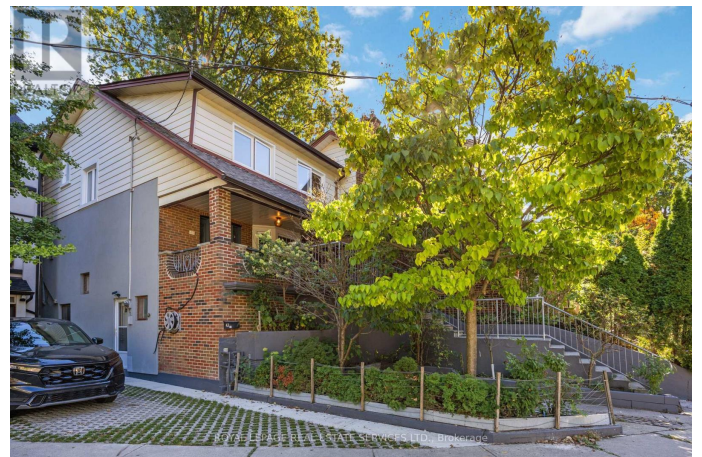
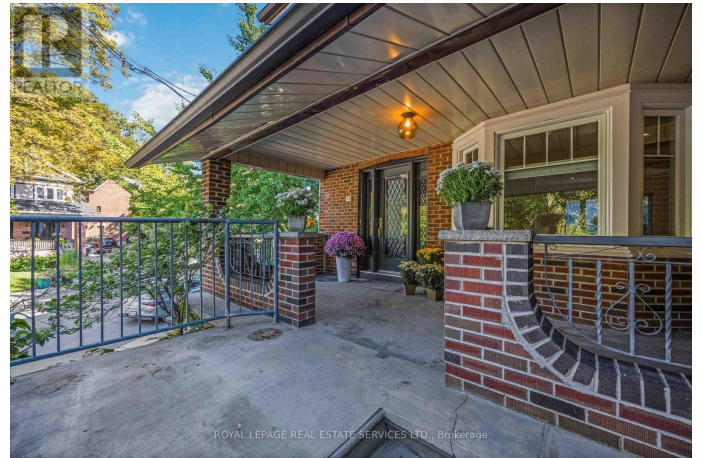
MLS® #C12462329

\$899,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Wychwood, Toronto (wychwood), Ontario

Discover the potential in this charming 2-storey residence, situated mid-block on an elevated and quiet 26' x 96' irregular lot. Offering over 2,200 sq.ft. of total living space, this classic home presents an exceptional opportunity for renovation and transformation, ideal for investors, renovators, or buyers eager to create their dream home. A welcoming front porch opens to a spacious main floor with a warm and inviting first impression. The living and dining rooms feature wood trim details and original large-scale windows, preserving the home's timeless character. A standout design feature is the decorative fireplace, which adds character to the living room. Currently non-operational, it can be restored or styled creatively to suit your taste. The kitchen, located at the rear, offers direct access to a walk-out deck and garden, perfect for creating your ideal outdoor oasis. Upstairs, you'll find three generously sized bedrooms and a family bathroom that await your personal touch. The second kitchen is located in the primary bedroom, offering flexible options to convert it into a luxurious ensuite or a large walk-in closet. The lower level, built on a brick foundation, features a separate walkout to street level and provides excellent potential for additional living space or storage. Equipped with forced-air gas heating and central air conditioning. Located in coveted Wychwood neighbourhood, this property is steps to



transit, excellent schools, Mount Royal Parkette, and countless amenities. Whether you choose to preserve and enhance the existing architectural residence or create a custom masterpiece from the ground up, this property provides the perfect canvas. Don't miss this rare chance to reimagine a classic home in one of Toronto's most sought-after neighbourhoods. (id:6289)

Essential Information

Listing #	C12462329
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	43 Mount Royal Avenue
Subdivision	Wychwood
City	Toronto (wychwood)
Province	Ontario
Postal Code	M6H2S2

Amenities

Amenities	Park, Public Transit, Schools
Features	Irregular lot size
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Aluminum siding
Lot Description	26.2 x 96.1 FT
Foundation	Brick

Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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