

\$2,295,000 - 74 Aberdeen Avenue, Toronto (cabbagetown-South St. James Town)

MLS® #C12469244

\$2,295,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Cabbagetown-South St. James Town, Toronto
(cabbagetown-South St. James Town),
Ontario

Welcome to 74 Aberdeen Ave, a rare and versatile Cabbagetown gem blending residential comfort with potential commercial opportunity. Built in 2003, this freehold townhouse offers nearly 2,500 sq ft (plus garage) of thoughtfully designed living space across 4 levels. Featuring 3 + 1 beds, 3 baths, and an attached garage with direct interior access. The open-concept main floor is bright and flexible, ideal for either a professional live/work setup or a warm family gathering space. Inside, you'll find soaring ceilings, large windows, and a chef's kitchen with granite counters and stainless steel appliances, flowing into the dining and living area, perfect for entertaining. Upstairs, the private primary retreat spans the top level, complete with two sun-filled patios, a spa-inspired ensuite, and generous closet space - your own urban sanctuary. Outside your door, stroll through historic, tree-lined streets to Riverdale Farm, Riverdale Park, and Allan Gardens. Cabbagetown's best cafes, pubs, and restaurants, F'Amelia, The House on Parliament, and Salt & Tobacco, are all just steps away. Green P parking available directly across as well and Street permits available through the city. This home captures the best of city living: character, convenience, and community, all in one of Toronto's most



beloved neighbourhoods. (id:6289)

Essential Information

Listing #	C12469244
Price	\$2,295,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	74 Aberdeen Avenue
Subdivision	Cabbagetown-South St. James Town
City	Toronto (cabbagetown-South St. James Town)
Province	Ontario
Postal Code	M4X1A2

Amenities

Amenities	Park, Public Transit
Features	Lane
Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	3

Exterior

Exterior	Brick
Lot Description	18.2 x 42.9 FT
Foundation	Concrete

Listing Details

Listing Office

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