

# **\$1,599,000 - 223 Willowdale Avenue, Toronto (willowdale East)**

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MLS® #C12472979

**\$1,599,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Willowdale East, Toronto (willowdale East),  
Ontario

Welcome to an incredible opportunity in the highly desirable Willowdale East community. Nestled on a rare 41.67 x 140.00 ft lot with a clear, unobstructed backyard, this charming bungalow is ideal for homeowners, investors, or builders looking to capitalize on a prime North York location. The home is zoned for some of the city's most sought-after schools, including Hollywood Public School and Earl Haig Secondary School, and is also within walking distance to the prestigious Claude Watson School for the Arts. This thoughtfully updated residence features a bright, practical floor plan with three well-sized bedrooms on the main floor and a separate one-bedroom basement apartment with its own private entrance perfect for extended family or rental income. Numerous recent upgrades enhance the home's comfort and appeal, including new windows, a remodeled kitchen and bathrooms, updated furnace and hot water tank, hardwood flooring, a new front entry and porch, and a custom-built backyard deck for outdoor entertaining. Centrally located just minutes from the subway, TTC, parks, shops, restaurants, and community centres, this property offers endless versatility whether you choose to move in, rent out, or redevelop into a custom home or multi-unit dwelling (subject to city approval). A rare find in a premier neighbourhood with exceptional long-term



value. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | C12472979     |
| Price     | \$1,599,000   |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 223 Willowdale Avenue     |
| Subdivision | Willowdale East           |
| City        | Toronto (willowdale East) |
| Province    | Ontario                   |
| Postal Code | M2N4Z4                    |

Amenities

|                |                           |
|----------------|---------------------------|
| Utilities      | Cable, Electricity, Sewer |
| Parking Spaces | 6                         |
| Parking        | No Garage                 |

Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Cooktop, Dishwasher, Microwave, Oven, Hood Fan, Refrigerator |
| Heating      | Natural gas Forced air                                       |
| Cooling      | Central air conditioning                                     |
| # of Stories | 1                                                            |
| Has Basement | Yes                                                          |
| Basement     | Separate entrance                                            |

Exterior

|                 |                        |
|-----------------|------------------------|
| Exterior        | Aluminum siding, Brick |
| Lot Description | 41.7 x 140 FT          |
| Foundation      | Concrete               |

Listing Details

Listing Office

Advent Realty Inc



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