

# \$1,449,000 - 71 Hamilton Street, Toronto (south Riverdale)

MLS® #E12456783

**\$1,449,000**

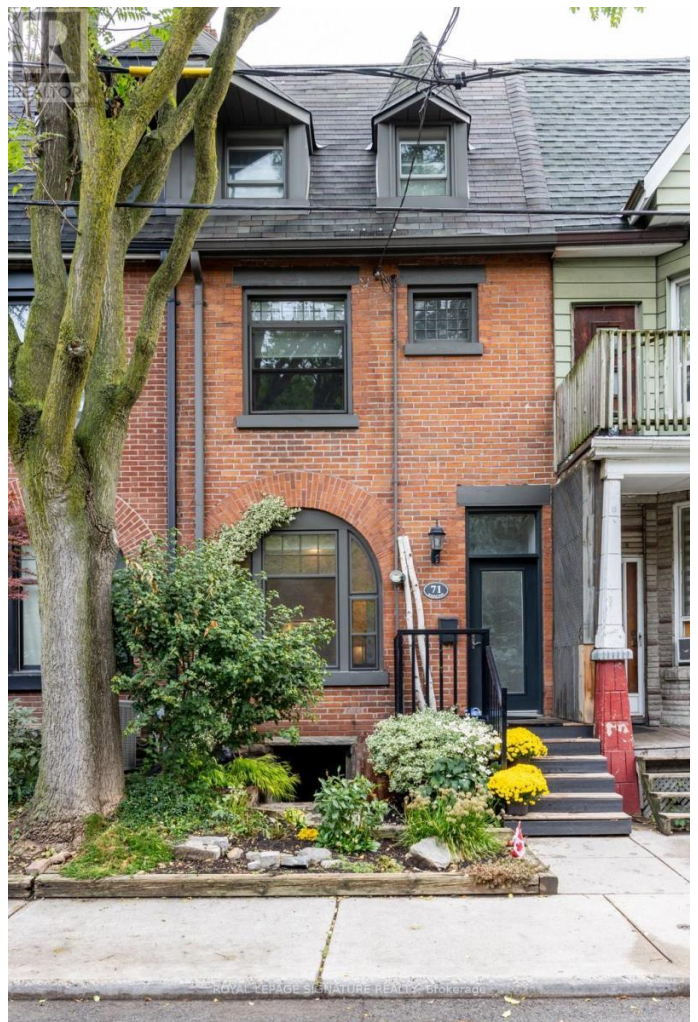
4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

South Riverdale, Toronto (south Riverdale),  
Ontario

Fantastic opportunity to live and/or invest in one of Toronto's vibrant east end neighborhoods! Located on a desirable tree-lined street this versatile property is ideal for investors seeking income potential, or for end-users looking to live in one unit while enjoying rental income from the other. Perhaps explore the possibility of converting to a single family. There are 3 levels of comfortable living space and a partially finished basement. A three bedroom (one bed is currently being used as an office) one bath plus two-piece powder room suite comprises the 2nd and 3rd floors. A one bedroom, one bath plus two-piece powder room and office comprise the main and partial lower level. Additional highlights include separate laundry facilities, lane access parking, spacious private east facing deck on third floor, new furnace and air conditioner (2024). Minutes from TTC, restaurants, shops, DVP access - an excellent location. (id:6289)

## Essential Information

Listing #	E12456783
Price	\$1,449,000
Bedrooms	4
Bathrooms	4.00



Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	71 Hamilton Street
Subdivision	South Riverdale
City	Toronto (south Riverdale)
Province	Ontario
Postal Code	M4M2C7

### Amenities

Features	Lane
Parking Spaces	2
Parking	No Garage

### Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes
Basement	Walk-up

### Exterior

Exterior	Brick, Aluminum siding
Lot Description	16 x 80 FT
Foundation	Block, Stone

### Listing Details

Listing Office	ROYAL LEPAGE SIGNATURE REALTY
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