

\$1,299,000 - 487 Clendenan Avenue, Toronto (Junction Area)

MLS® #W12462055

\$1,299,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Junction Area, Toronto (Junction Area), Ontario

Welcome to 487 Clendenan Ave. A sun-filled end-unit 2.5 storey home on an extra-deep 19.5 x 169 lot with rare lane access, garage, & potential for a garden suite. Homes with this combination of features are few and far between in The Junction. Step inside & you're immediately greeted by soaring Victorian ceiling heights, tall windows & the timeless proportions only homes of this era can offer. With over 1,600 sq. ft. above grade plus an unfinished basement, you have a blank canvas to create your ultimate family home. Immerse yourself in the heart of The Junction, a neighbourhood that blends small-town charm with urban vibrancy. Walk to indie coffee shops, artisanal bakeries, craft breweries, and eclectic restaurants. Spend weekends exploring High Parks trails, playgrounds, and farmers market. Families will love the strong sense of community, local festivals, and easy access to TTC, UP Express, & bike lanes for effortless commuting. 487 Clendenan falls within Annette Street Jr. & Sr. Public School (highly regarded for its community feel) and Humberside Collegiate Institute (one of Toronto's most desirable high schools). These address-based school designations make the home especially appealing for families planning long-term. For investors & renovators, the upside is tremendous. Consider building a garden suite for additional rental income or investigate if



expanding the home toward the rear taking advantage of the 169 ft. depth is possible . Modernize the existing structure & restore the Victorian character while layering in modern design, creating a showcase family home with historic charm. Or maintain & build upon the multi-unit configuration, enhancing it's full income potential. For families, its a rare chance to plant roots in one of Torontos most vibrant neighbourhoods, while for investors it represents a high-potential opportunity that can't be missed.Bring your vision to 487 Clendenan Ave and unlock its full potential in the heart of The Junction. (id:6289)

Essential Information

Listing #	W12462055
Price	\$1,299,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	487 Clendenan Avenue
Subdivision	Junction Area
City	Toronto (junction Area)
Province	Ontario
Postal Code	M6P2X7

Amenities

Features	Lane
Parking Spaces	1
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Garage door opener, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	19.5 x 169.3 FT
Foundation	Unknown

Listing Details

Listing Office FOREST HILL REAL ESTATE INC.



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