



483

483 ST CLEMENTS AVENUE

FOREST HILL NORTH





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3 BEDROOM | 3 BATHROOM | 25FT X 137FT LOT | PRIME ALLENBY/FOREST HILL NORTH | 1 CAR PARKING

CHARACTER, SPACE, AND POSSIBILITY: DISCOVER ST CLEMENTS BEST KEPT SECRET

Nestled on one of the most desirable streets bordering Allenby and Forest Hill North, 483 St Clements Avenue offers an incredible opportunity to craft your dream home. This charming three-bedroom, three-bathroom detached residence sits on an impressive 25 x 137-foot lot, offering both space and potential in a prime location.

From the welcoming façade adorned with leaded windows to the spacious principal rooms, this home captures timeless character. The rare main floor powder room and family room extension provide thoughtful modern conveniences, while the wood-burning fireplace invites cozy evenings. Upstairs, spacious bedrooms offer future opportunity to extend and create a luxurious primary retreat.

Step into the backyard oasis — a deep, private garden complete with a beautiful stone patio — perfect for hosting family and friends. A detached garage accessed via right-of-way provides rare, practical parking in this sought-after enclave.

Located within walking distance of top-rated schools, parks, and the upcoming Eglinton Crosstown LRT, this property is a true blank canvas, ready for a new family to make it their own. 483 St Clements Avenue represents a rare chance to secure a detached property in a prime location. A blank canvas filled with charm — ready for its next chapter.







KEY PROPERTY FEATURES

- Lovely front garden - rarity here as most homes here use this space for parking
- Family room extension off the back of the home
- Main floor powder room
- Original wood-burning fireplace in living room
- Stunning leaded and stained glass windows
- Large principal rooms with beautiful natural light• Spacious bedrooms with opportunity to extend the second floor for a larger primary suite
- Deep 137-foot lot providing a charming and spacious backyard
- Finished stone patio, ideal for entertaining
- Detached garage accessible via a right of way, with functional parking
- Highly desirable and family-oriented street
- Walking distance to top-rated schools, parks, and amenities
- Prime location near shops, dining, and recreational facilities
- Incredible "blank canvas" opportunity for a family to modernize or personalize
- Fully detached home

NEIGHBOURHOOD AMENITIES

- Allenby and Forest Hill North offer highly regarded public and private schools, including
- Allenby Junior Public School.
- Close to Eglinton Avenue shops, cafes, restaurants, and conveniences.
- Walking distance to the new Eglinton Crosstown LRT transit line.
- Nearby parks: Eglinton Park, Memorial Park, and Forest Hill Memorial Arena.
- Family-friendly community, tree-lined streets, and close proximity to everything!

IMPROVEMENTS

- Updated Electrical System - no knob and tube

INCLUSIONS

- All existing appliances (AS IS)
- All existing light fixtures (AS IS)
- All existing window coverings (AS IS)

EXCLUSIONS

- None

LOT SIZE

- 25 Feet x 137 Feet

IDEAL CLOSING DATE

- Immediate

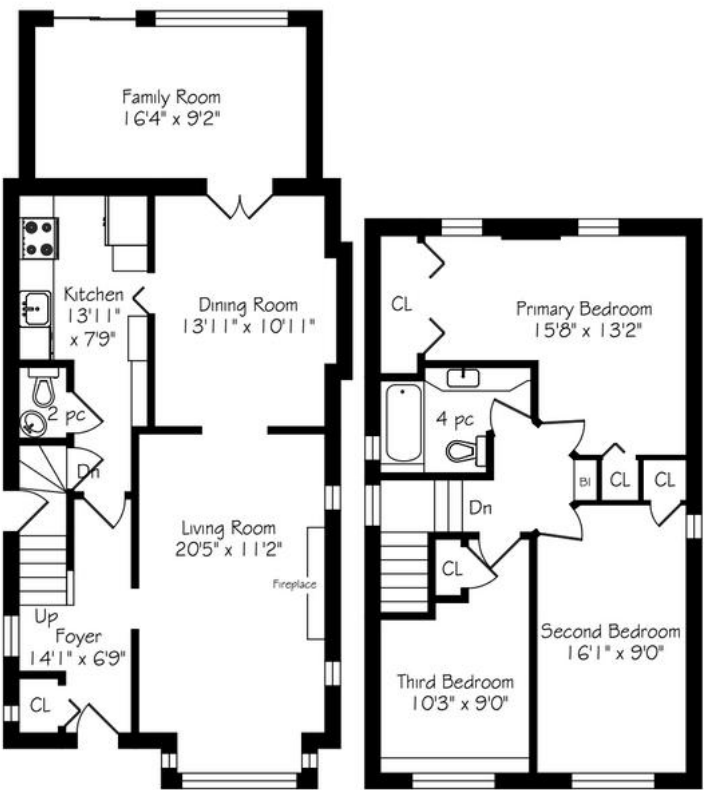






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Floor Plans



Main Floor
902 Square Feet

Second Floor
690 Square Feet



Lower Level
718 Square Feet

Garage
272 Square Feet



ELEVATE YOUR EXPECTATIONS



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