



57 Avon Avenue

Key Details

Lot Size	28.51 ft x 80 ft / Irregular	Plumbing	Copper & Plastic
Possession	30-60 Days/TBA	Electrical	100 AMP Service
Taxes	\$3,069.24 (2026) ♦	Roof	Asphalt Shingles
Bedrooms	2	Parking	3, Private Driveway
Bathrooms	1 Full, 1 Rough-In (basement)	Heating	Gas, forced air
Year Built	1921 <i>Updated in 2017-2022</i>	Cooling	Central A/C
Square Footage	845 s.f. Above Grade ♦		

Well Located

Nearby Amenities

- Weston Rd 300m
- Harwood Park 300m
- Animal Hospital of High Park 300m
- Harwood PS 400m
- Westlake Park 450m
- Value Village 650m
- Stockyards 1.2km
- St. Clair Ave W 1.3km
- NoFrills 1.3km
- Mount Dennis Station 1.7km

A Few Favourites

- Churrasqueira Vila Verde 700m
- Bodega De Weston Latin Market 700m
- Seara Bakery & Pastry 750m
- Pizza Tazza 750m
- Golden Wheat Bakery Cafe 850m

Welcome to 57 Avon Avenue

Welcome to 57 Avon Avenue! This move-in ready detached starter home sits on a corner lot, offering a private 3-car driveway and a fully fenced backyard with plenty of room to enjoy. Recently updated, this 2-bedroom, 1-bathroom home offers a bright, functional layout with comfortable living spaces, a renovated kitchen and bathroom, and excellent outdoor space.

♦ Buyer should verify

The bright open-concept main floor brings the living room and kitchen together in one inviting space. Engineered hardwood floors and potlights run throughout, while the renovated eat-in kitchen is designed for both everyday living and entertaining. Features include custom cabinetry, quartzite countertops, tile backsplash, stainless steel appliances including a French door fridge, over-the-range microwave, and a peninsula with breakfast bar seating. A walk-out from the kitchen leads directly to the large rear deck and backyard.

Upstairs, you'll find two comfortable bedrooms with engineered hardwood floors throughout. The primary bedroom offers a peaceful retreat, while the second bedroom provides flexibility as a bedroom, home office or nursery. The renovated 4-piece bathroom features a whirlpool jetted tub with tile surround shower and heated floors.

The dry, unfinished basement provides laundry, a bathroom rough-in, storage and plenty of potential for future use. Keep it as a convenient storage space or finish it down the road to suit your needs.

The corner lot on a quiet street provides extra breathing room and means no side neighbour on one side of the home. A private 3-car driveway offers ample parking, while the fully fenced and landscaped backyard is a great extension of the living space. Enjoy a large deck for outdoor dining and summer BBQs, along with a combination of paved and grass areas and a backyard shed for additional storage. A covered front porch completes the welcoming exterior.

Located in Rockcliffe Smythe, you're close to The Stockyards and all its shopping, dining and everyday conveniences, with the Junction just a short distance away. Enjoy nearby Harwood Park and other green spaces, convenient TTC access and easy connections to major highways for commuting in and out of the city.

Inclusions & Exclusions

Inclusions

GE fridge, GE stove, Maytag dishwasher, Samsung over-the-range microwave, GE washer, Whirlpool dryer, all electrical light fixtures, all existing window coverings.

Exclusions

Patio furniture.

Main Floor

- Living room with windows overlooking front porch and centre light fixture. Open to kitchen.
- Dining room open to living and kitchen with built-in cabinets, banquette seating, beamed ceilings, pot lights and walk-out to deck
- Eat-in kitchen with stainless steel appliances including a french door fridge, stove, dishwasher and over-the-range microwave, quartzite countertops, undermount sink with gooseneck faucet, tile backsplash, undercabinet lighting, peninsula with breakfast bar and

✧ Buyer should verify

- pendant lighting, potlights, and a walk-out to the deck.
- Engineered hardwood flooring throughout

Second Floor

- Primary bedroom with built-in wardrobe and large window overlooking front yard
- Second bedroom with closet overlooking backyard
- Four-piece bathroom with heated tile floors, whirlpool jetted bathtub and handheld shower head, window, vanity, vanity light, medicine cabinet and toilet
- Engineered hardwood flooring throughout (except bathroom)

Lower Level

- Dry, unfinished basement
- Roughed-in plumbing
- Washer & dryer with laundry sink
- 6' ceiling

Exterior

- Front:
 - Rock garden
 - Covered front porch
 - Private driveway for up to 3 cars
- Rear:
 - Large deck accessed from kitchen
 - Fully-fenced backyard
 - Garden shed

Upgrades

- New stair runner (2026)
- New furnace (2026)
- Upper floor renovated (2021/2022)
- Hot Water Tank (2020)
- Air conditioner (2019)
- Main floor renovated (2017)
- Roof (2018)

HOME INSPECTION REPORT AVAILABLE | lawsongroup.ca

Contact the Listing Agents with any questions!

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