

	184 Wright Ave Toronto Ontario M6R 1L2 Toronto W01 Roncesvalles Toronto		List: \$2,949,000 For: Sale
	SPIS: No	Taxes: \$10,343.36/2026	DOM: 0
	Detached Link: N 3-Storey	Front On: N Acre:	Rms: 7 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Lot: 20 x 128.75 Feet Irreg: Dir/Cross St: East of Roncesvalles and Wright Directions: East of Roncesvalles and Wright			

MLS#: W13556038 **PIN#:** 213370165
Possession Remarks: Flexible
Legal: 20.00 PT LT 9-10 PL 786 PARKDALE AS IN CA558634; CITY OF TORONTO
Broker Open House: Saturday, July 18 2026 2:00 PM - 4:00 PM **Opn Hse Note:** Saturday and Sunday - 2pm -4pm
Public Open House: Saturday, July 18 2026 2:00 PM - 4:00 PM
 Sunday, July 19 2026 2:00 PM - 4:00 PM

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Heat Pump, Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: No	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Sump Pump	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.25	x 4.33	Tile Floor	Closet	Window
2	Living	Main	17.16	x 10.33	Hardwood Floor	Bay Window	B/I Closet
3	Kitchen	Main	24.57	x 10.33	Hardwood Floor	Stainless Steel Appl	Stone Counter
4	Family	Main	13.25	x 14.5	Hardwood Floor	W/O To Yard	Large Window
5	Br	2nd	13.25	x 14.5	Double Closet	Double Closet	Large Window
6	Br	2nd	10.99	x 9.74	Hardwood Floor	Window	Double Closet
7	Br	2nd	12.24	x 15.09	Hardwood Floor	Double Closet	Bay Window
8	Prim Bdrm	3rd	12.4	x 14.93	W/I Closet	3 Pc Ensuite	W/O To Roof
9	Br	Bsmt	11.75	x 10.83	Broadloom	Window	Double Closet
10	Rec	Bsmt	11.75	x 9.68	Broadloom	Double Closet	Large Window

Client Remks: Prime Roncesvalles Village! Detached 3 storey home offering over 3,000 sq. ft. of finished living space, including the professionally finished basement, renovated from top to bottom. Thoughtfully redesigned from top to bottom with a stunning two-storey and basement addition, this 4+2 bedroom, 4 bathroom home perfectly blends modern comfort with timeless period charm. Original character details have been carefully preserved while every space has been updated for today's lifestyle. The spectacular eat-in kitchen is the heart of the home, featuring gorgeous soapstone countertops (2024), new backsplash and designer finishes (2024), a charming bay window, coffee bar, and abundant storage. The sun-filled family room overlooks the private backyard, creating the perfect space for everyday living and entertaining. Escape to the third-floor primary retreat complete with a walk-in closet, spa-inspired ensuite, cozy window seat, and walkout to a stunning rooftop deck (2024). The professionally finished lower level offers two additional bedrooms, a spacious recreation area, and a private home office with a sun filled window well, providing the ideal work-from-home space. Designed for year-round comfort, the home features five heat pumps for efficient heating and cooling (2021) plus radiant heat throughout. Additional updates include a professionally painted exterior (2026), new dishwasher (2024), washer and dryer (2024), microwave (2026), kitchen and powder room faucets (2024), and tuckpointing and parging (2021). Situated on one of Roncesvalles' most desirable streets, the oversized detached garage with laneway access is a bonus. Just steps to the shops, cafes and restaurants of vibrant Roncesvalles Village, and within walking distance to Sorauren Park, High

Park, excellent schools, transit, and neighbourhood amenities. This is a truly exceptional family home offering space, character, quality craftsmanship, and an unbeatable location.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, 5 Heat pumps, Gas Boiler and Equipment, Hot Water Tank, Ring Doorbell, Garage Door Remote

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100