

## 582 Runnymede Road

Lot Size	19.35ft X 148.64ft	Heating	Forced Air/Gas
Possession	30 to 90 Days	Cooling	None
Square Footage	2,305 s.f. Total	Plumbing	Copper & Other
Taxes	\$5,904.50 (2025)	Electrical	100 amps
Bedrooms	4	Roof	Asphalt & Membrane
Bathrooms	2	Driveway	Laneway
Year Built	1918	Garage	Double
Fireplace	None	Parking	3

### Welcome to 582 Runnymede Road

An incredible opportunity to make your mark in the coveted upper Bloor West Village. This 4 bedroom, 2 bathroom home is bursting with potential for your dream family home. A wide semi on a deep 148 ft lot, this property offers bright, welcoming spaces and potential to make this your dream home. With soaring 8'8" ceilings on the main floor and an already excellent floor plan, this level could easily accommodate a powder room addition and an upgrade to the mudroom. The second floor has 3 ample sized bedrooms with 3 closets to match and the third floor bedroom boasts a closet as well and a large east facing window to greet the rising sun every morning. With 7 ft high ceilings in the basement, coupled with a bathroom and a separate entrance, the possibilities for a luxury family room/rec room and home gym compete with the dreamy option of a nanny suite or income generating stand alone unit, still with room for generous storage.

Outside, the private, fenced in backyard is perfect for kids (and pets!) to play safely! With an additional laneway parking spot for guests and future laneway suite potential, this home provides exceptional value. Steps to boutique shops, restaurants, coffee shops at Runnymede and Annette and a short stroll to the shops, cafés, and restaurants of Bloor West Village and The Junction — this home is your chance to get the best deal on the block and make it your forever home.

### Interior or Main Floor

- New laminate flooring
- High Ceilings 8'8"
- Potential for powder room
- Large Open Kitchen
- Blended Living and Dining
- Practical Mud room

## Second Floor

- Three bright, ample sized bedrooms with closets
- Soaring Ceilings
- 4 piece Bathroom

## Third Floor

- Large sized bedroom w/closet
- Charming slanted ceilings
- Large East facing window and large north facing window

## Lower Level

- Recreation room with wet bar
- 2 piece bathroom, laundry, stove & fridge.
- Generous storage & cold room
- Walk-out to backyard
- Excellent basement apartment potential

## Exterior

- Brick and vinyl siding exterior
- Fully fenced
- Rare deep lot - 148 ft
- Laneway access
- Laneway suite potential - see report on [babiakteam.com](http://babiakteam.com)

*\*\*\*home inspection and laneway report on [babiakteam.com](http://babiakteam.com)\*\*\**