



383 Armadale Avenue

Key Details

Lot Size	25 ft x 109.17 ft	Plumbing	Copper & Plastic
Possession	30-60 Days/TBA	Electrical	100 AMP Service
Taxes	\$8,875.61 (2025) ✦	Roof	Asphalt Shingles
Bedrooms	4	Parking	1, Legal Parking Pad
Bathrooms	2 Full	Heating	Gas, forced air
Year Built	1922 <i>Updated in 2019</i>	Cooling	Central A/C
Square Footage	2,255 s.f. <i>Total</i> ✦		

Exceptionally Located

Nearby Amenities

- Jane St 200m
- Super Jug Convenience 350m
- Jane Animal Hospital 400m
- Annette St 500m
- The Point Dance Centre 500m
- Baby Point Hardware 550m
- Jane TTC Station 550m
- Bloor St W 600m
- Lessard Park 550m
- Humber River Trails 850m
- Runnymede PS 850m

A Few Favourites

- Golden Gecko Coffee 300m
- Bellona 300m
- Campo 350m
- Queen Margherita Pizza 550m
- Petals & Co. 500m
- Jane Flowers 500m
- Ivy West Chiropractic 500m
- Patisserie 27 600m
- Gigue Caffè 600m
- Book City 700m
- The Grumpy Gourmet 950m

Schools

Runnymede Jr & Sr PS, HumberSide CI, ÉÉ Charles-Sauriol, ÉS Toronto Ouest, St. Josaphat, St. Pius X, ÉÉC Sainte-Marguerite-d'Youville, ÉSC Saint-Frère-André. ✦

✦ Buyer should verify

Welcome to 383 Armadale Avenue

A beautifully updated detached home in Bloor West Village! Move-in ready and thoughtfully designed, this four-bedroom, two-bathroom residence offers over 2,255 sq ft of stylish, functional living space on a generous 25' x 109' lot. Warm, welcoming, and spacious throughout, it expertly blends timeless character with modern updates and seamless indoor-outdoor living.

The fabulous main level features generous principal rooms, hardwood floors, beautiful leaded glass windows, and an inviting living room with a gas fireplace, custom built-ins and french doors. The elegant dining room is equally appealing, with a beamed ceiling, custom banquette seating, built-in storage, and a walkout to the deck and garden—ideal for family dinners or entertaining friends. At the heart of the home, the sunny and spacious modern kitchen boasts a large island, premium appliances, and a walkout to the backyard deck, making daily living and hosting feel effortless. Upstairs, four well-proportioned bedrooms offer hardwood floors and ample closet space, including two with custom built-in wardrobes and one with a charming decorative fireplace. A fully renovated family bathroom completes the second floor. The finished lower level, with its separate side entrance, adds valuable flexibility with a spacious rec room, full bathroom, dedicated laundry area, and abundant storage—perfect for guests, growing families, or additional living space.

Outdoors, the landscaped backyard is a true extension of the home and an exceptional setting for entertaining. Designed for memorable summer nights and year-round enjoyment, the space features a cedar deck with privacy screens and built-in bench seating, a beautifully landscaped patio anchored by a stunning stone fireplace, and a powered cedar shed transformed into the ultimate backyard hangout with bar setup and TV area. Whether hosting friends around the fire, watching the game outdoors, or enjoying quiet evenings under the ambient landscape lighting, this backyard offers a rare blend of comfort, style, and functionality. Irrigation and full fencing complete this private outdoor retreat.

Complete with convenient legal front pad parking and a charming covered front porch, this outstanding home is ideally situated within the highly regarded Runnymede and Humberstone school catchment. Enjoy easy access to Baby Point Gates and Bloor West Village shops, cafés and restaurants, with parks, Humber River trails, and the subway all just a short walk away.

Inclusions & Exclusions

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Fisher & Paykel fridge, Miele dishwasher, Samsung stove, Faber range hood, Panasonic microwave, beverage fridge, GE washer, GE dryer, TV mounts & wall brackets (living room, basement and shed), Frigidaire freezer (basement), all electrical light fixtures, all existing window coverings, wardrobe in bedroom with decorative fireplace.

Exclusions

Basement bookshelves, all outdoor furniture, BBQ, wall-mounted TVs (living room, basement and shed), patio heater, Galanz fridge (shed).

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Main Floor

- Foyer with sidelight windows and coat closet
- Living room with built-in bookshelves, leaded windows overlooking front porch, gas fireplace and centre light fixture
- Dining room open to living and kitchen with built-in cabinets, banquette seating, beamed ceilings, pot lights and walk-out to deck
- Chef's kitchen with premium appliances including an Induction stove and range vented to exterior, fridge/freezer with ice maker, beverage fridge, dishwasher and microwave. Additional highlights include undercabinet lighting, large single basin sink with gooseneck faucet, large island with storage and breakfast bar, and a walk-out to the deck
- Hardwood flooring throughout

Second Floor

- Two bedrooms with built-in closets
- Third bedroom with closet
- Fourth bedroom with wardrobe and decorative fireplace
- Four-piece bathroom with heated floors, soaker tub with tile-surround, rain shower head, hand held shower, built-in shelves, window, vanity, vanity light, toilet and tile floor
- Linen closet
- Hardwood flooring throughout (except bathroom)

Lower Level

- Side entrance
- Rec/family room with windows, storage and pot lights
- Mechanical room with laundry sink, GE washer & dryer and Frigidaire freezer
- Three-piece bathroom with tile-surround shower with glass door, vanity, toilet, window and tile flooring
- 7' ceiling

Exterior

- Front:
 - Brick exterior with wood siding
 - Covered front porch
 - Legal parking pad with interlocking pavers
- Rear:
 - Cedar deck with privacy screens and built-in bench seating
 - Landscaped patio with stone fireplace

✧ Buyer should verify

- Powered cedar shed with bar
- Lighting, irrigation, and full fencing

Upgrades & Premium Features

- Porch painted 2026
- New carpeting side entrance/basement stairs 2026
- Backyard landscaping 2022: lighting, sprinklers, cedar deck, cedar shed, patio stones, stone fireplace, fencing
- Main floor and bathrooms renovated in 2019
- Plumbing updated including city waterline
- Heated floors in second floor bathroom
- Electrical: 100 AMP service panel with breakers, copper wiring

HOME INSPECTION REPORT AVAILABLE | lawsongroup.ca

Contact the Listing Agents with any questions!