

82 Howard Park Avenue

Key Details

Lot Size	19 ft x 154.83 ft	Transit Score	100
Possession	60-90 Days / TBA	Walk Score	96
Square Footage	1,905 s.f. <i>Above Grade</i>	Bike Score	92
Taxes	\$7,511.98 (2025) ✦	Plumbing	Copper & Plastic
Bedrooms	5	Roof	Asphalt Shingles & MB ✦
Bathrooms	2 Full, 1 Half	Parking	1, Licensed Front Pad
Year Built	1909	Exterior	Brick & Vinyl
Other	Waterproofed w/ Sump	Heating	Forced-Air Gas Furnace
Electrical	200 AMP Service + Pony Panel	Cooling	Central A/C
		Laneway Build	Up to 1,291 sq ft! <i>See report for more info</i>

Schools

Howard Junior PS (+ French Immersion), Fern Avenue Junior & Senior PS, St. Vincent De Paul Catholic School, Parkdale CI, HumberSide CI (French Immersion). Complete School List on babiateam.com

Perfectly Positioned

Nearby Amenities

- Howard Junior PS 15m
- High Park East Gate 1.km
- The Boulevard Club 2.7km
- St Joe's Hospital 1.2km
- Lake Ontario 1.9km
- Sorauren Park 800m

A Few Favourites

- Revue Cinema 100m
- The Butcher Boutique 400m
- Reunion Coffee 200m
- Café Polonez 800m
- Gold Standard 240m
- Bandit Brewery 350m
- Musoshin Ramen 350m
- Found Coffee 350m

Welcome to 82 Howard Park Avenue!

Set on an exceptional 154' deep lot and just a short stroll to both High Park and Roncesvalles Village, this detached daily home offers a rare combination of timeless character, versatile living space, and outstanding long-term potential in one of Toronto's most established west-end neighbourhoods. Rich in original charm, the home features high ceilings, a bay window, exposed brick, and original trim details throughout.

Offering 5 bedrooms, 2.5 bathrooms including a main floor powder room, front pad parking, central A/C, and an adaptable layout, the home is well suited to a variety of living arrangements. Previously configured as a multi-family residence, the floor plan retains excellent functionality, with an additional rear staircase providing access to the basement, main, and second floors, and a rough-in for a kitchen in the back bedroom on the 2nd floor.

The third storey is a standout feature, offering impressive 8'10" ceilings in the primary bedroom, while the basement benefits from a comfortable 7'3" ceiling height. A rear separate entrance expands the possibilities, whether for multi-generational living, a nanny suite, or potential income opportunities.

A rare opportunity to secure a detached home with parking, generous space, in a great school catchment, and exceptional flexibility in a neighbourhood known for its enduring appeal, convenience, and long-term value.

Inclusions & Exclusions

Inclusions

All existing appliances: Whirlpool Fridge, Kenmore Stove, Allure Range Hood, GE Washer & Dryer; electric fireplace (as-is); electrical light fixtures; window coverings; furnace, A/C & tankless hot water and all associated equipment.

Exclusions

BBQ, Stager's items, security cameras and remote.

HOME INSPECTION & GARDEN SUITE DEVELOPMENT REPORTS AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!

Upgrades & Features

Features:

- Boulevard-style front sidewalk with licensed front parking pad
- Excellent 154' deep backyard with patio, mature trees, shrubs and gardens
- Large covered front porch and separate backdoor entry and stairwell
- Original details: high ceilings, bay window, exposed brick, original trim
- High ceilings on lower level with 4-piece bathroom and laundry with tons of storage
- Waterproofed with sump-pump
- Central A/C and forced-air heating
- Convenient main floor powder room

Upgrades:

- 200 AMP service with second level pony panel
- Full Marcon bathroom renovation 2nd Floor (2023)
 - Toto toilet; Grohe Grandera faucets and shower; window replaced
- New backyard gate & partial fence (2025)
- Insulation in lower Laundry and Furnace Room (2018), 2nd Floor Atelier (2019)
- Plumbing in Laundry replaced by DanMac (2019)
- Eavestroughts inspected and cleaned by Roofworks (2018)
- Most windows replaced by Ecotech with double glass argon (2018)
- Regular masonry by Turnbull Masonry including:
 - 2023: 2nd and 3rd Floor east wall; tuckpointing and restoration
 - 2018: Furnace Room and Laundry repaired, primed and bonded with acrylic, parged with cement and dimple board installed
 - 2015: east wall tuckpointing form neighbours eavestrough to ground
 - 2014: tuckpointing, parging, and brick replacement at front pillar
- Roofing by Roofworks:
 - 2018: back of house roof, bitumen rubber membrane, shingles, insulation, flashing
 - 2016: front roof repairs
- New Tankless water heater, Navien (2018)
- Laminate in Office and top of 2nd Floor stairs (2018)
- Ground floor bathroom redesigned into powder room and creation of pantry in kitchen (2007)