



41 Tyndall Ave
Toronto Ontario M6K 2E9
Toronto W01 South Parkdale Toronto
SPIS: N **Taxes:** \$8,438.24/2025 **DOM:** 0

Detached **Front On:** E **Rms:** 11 + 1
Link: N **Acre:** **Bedrooms:** 3 + 1
2 1/2 Storey **Washrooms:** 3
1x2xMain, 1x4xBsmt, 1x4x2nd

Lot: 27 x 125 Feet Irreg:
Dir/Cross St: Springhurst and Dufferin
Directions: Springhurst and Dufferin

MLS#: W12483276 **PIN#:** 213010331
Possession Remarks: Flexible
Legal: LT 5 PL D1326 TORONTO T/W & S/T CA783693; CITY OF TORONTO
Broker Open House: Saturday, November 1 2025 2:00 PM - 4:00 PM **Opn Hse Note:**
Saturday and Sunday open house - 2-4pm

Kitchens: 2 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: N Laundry Lev: Lower Phys Hdcap-Eqp: N	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Hospital, Lake/Pond, Park, Public Transit, Rec Centre Exterior Feat: Porch, Patio Interior Feat: Other	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	13.68	x 7.91	Tile Floor		
2	Kitchen	Main	15.85	x 9.25	Tile Floor	Stainless Steel Appl	Closet
3	Dining	Main	15.85	x 10.43	Parquet Floor	Large Window	B/I Closet
4	Living	Main	13.42	x 13.85	Parquet Floor	Fireplace	Pocket Doors
5	Br	2nd	10.99	x 10.01	Hardwood Floor	Closet	Bay Window
6	Living	2nd	14.5	x 11.75	Hardwood Floor	Window	Fireplace
7	Dining	2nd	8.43	x 9.42	Hardwood Floor	Window	Open Concept
8	Kitchen	2nd	8.01	x 11.09	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
9	Den	2nd	8.17	x 8.23	Laminate	Window	
10	Prim Bdrm	3rd	13.32	x 14.24	Broadloom	B/I Closet	4 Pc Ensuite
11	Br	3rd	12.76	x 11.52	Broadloom	B/I Closet	W/O To Balcony
12	Br	Bsmt	13.58	x 9.68	Concrete Floor	Window	

Client Remks: Charming Edwardian Duplex in South Parkdale! This spacious, character-filled home-circa 1911-sits proudly on a sunny corner lot and offers endless possibilities. Rich in period details, including stained and leaded glass windows, turret feature, two fireplaces, and hardwood floors. Currently configured as two separate units, this property is ideal for multigenerational living, investment income, or a seamless conversion back to a grand single-family home. Main Unit (Main + Basement) Private rear entrance opens to a large kitchen with granite counters and stainless steel appliances, and a powder room tucked away in the corner. Elegant principal rooms feature a spacious living room with a bow window and a formal dining room. The finished basement features heated floors, a generous bedroom, a 4-piece bath, and ample storage. Upper Unit (2nd & 3rd Floors) The character filled front foyer leads you to the second floor unit which is thoughtfully laid-out. The updated kitchen with quartz island opens into the dining and living areas with more stunning bow windows. One bedroom plus a bright east-facing sunroom ideal as a second bedroom or office, and a stylish 4-piece bath. The third floor features two additional bedrooms, including one with a walkout to a rooftop deck with treetop views. Bonus Features 4-car parking, abundant natural light from its corner exposure, and exceptional curb appeal in one of Toronto's most vibrant and historic neighbourhoods. Steps to Queen West, transit, shops, and the lake.A rare opportunity to own a versatile and beautifully preserved Edwardian gem!

Inclusions: 2 Fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers, (all "as is"), All electric light fixtures, All window coverings, Gas boiler and equipment, Hot water tank

Prepared By: MIRANDA SEJ, Administrator
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