



334 Arlington Ave

PRESENTED BY

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LoewithGreenberg.com



Welcome Home



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Detached



Don't take our word for it this is what our clients **LOVE** about the area...

- A highly walkable area, you can easily accomplish most errands on foot
- Hunter Coffee & CoCo Latte some of the city's best coffee shops within walking distance!
- The easy convenience of NoFrills, Loblaws, Shoppers, and the LCBO all close by.
- If you like to shop locally, the area is full of great shops and health food stores like Moberly!!
- Weekends spent at Wychwood Barns Farmers Market.
- Enjoy effortless access to Cedarvale Park, exploring the scenic ravine and trail system, play tennis, or experience the Toboggan Hill
- Tight-knit community with friendly neighbours and amenities perfect for a growing family.
- Outstanding local Public and Private schools
- You have the bonus of some big Box Stores in Dufferin mall & The Stockyards.
- Take in all the amazing that St Clair W has to offer!



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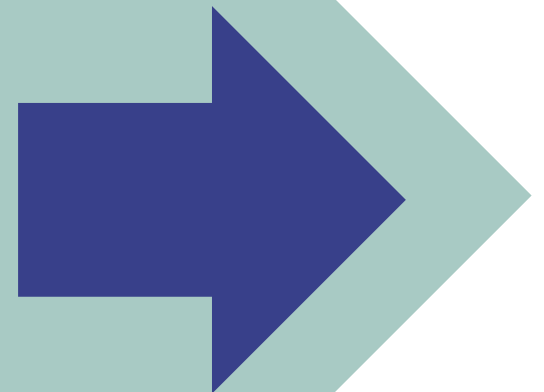
Charming 3-Bedroom Detached Home in the Heart of Humewood, St. Clair West

Welcome to this solid, well-maintained 3-bedroom detached home in one of Toronto's most sought-after neighborhoods, Humewood. Nestled on a quiet, tree-lined street, this home offers a perfect blend of comfort and convenience. The spacious living and dining rooms provide ample space for entertaining, while the west-facing lot fills the home with natural light all day long. With 3 generously sized bedrooms and a versatile basement, there's plenty of room for families or anyone seeking extra living space.

The Humewood community is known for its warm, welcoming vibe and family-friendly atmosphere. You're steps away from the vibrant hustle and bustle of St. Clair West, where you can explore a variety of local restaurants, charming cafés, and boutique shops. With easy access to Cedarvale Park, you'll love having green space nearby for outdoor activities, whether you're going for a jog, a weekend picnic, or enjoying the off-leash dog park.

This neighborhood is also home to top-rated schools, making it an ideal location for families. Commuting is a breeze with nearby public transit options, connecting you to the downtown core and beyond. Whether you're looking for a quiet retreat or to be close to the action, this home offers the best of both worlds in an amazing community that continues to grow and thrive.

Come discover what makes Humewood such a special place to live!













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