



5 Watford Ave

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home



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Semi-Detached



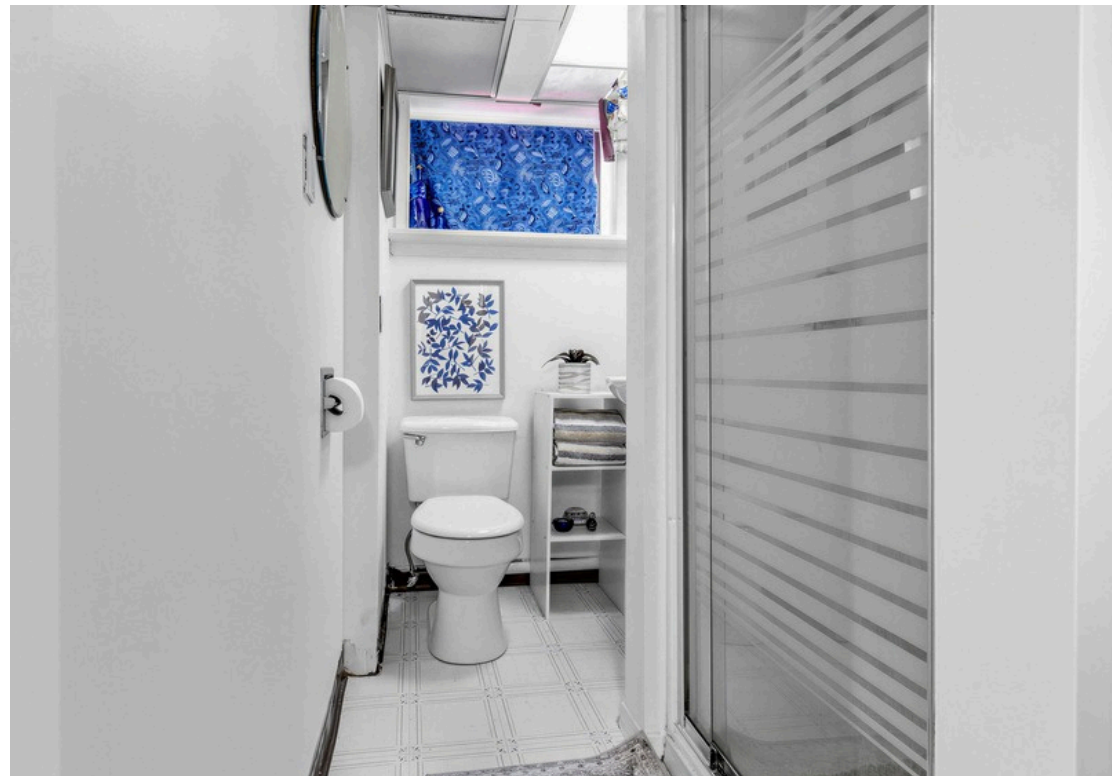






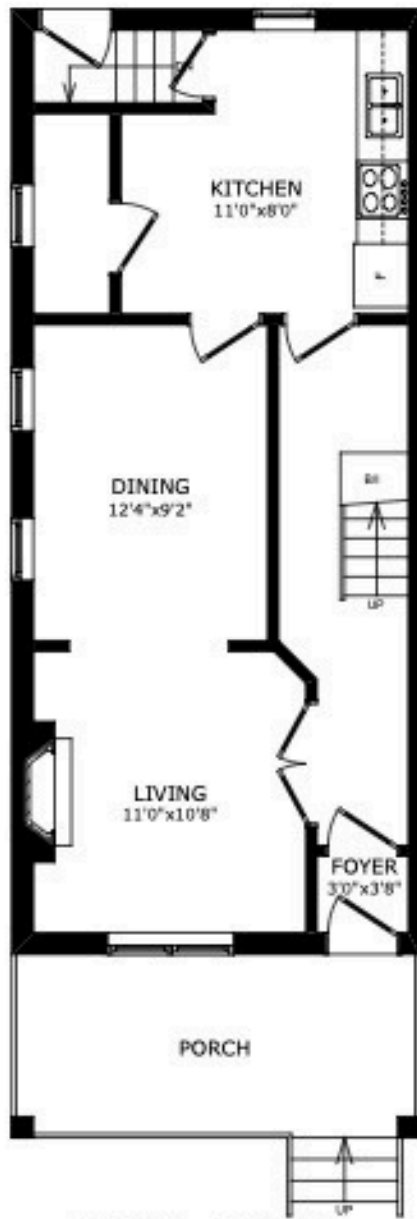












MAIN FLOOR



SECOND FLOOR



LOWER FLOOR

LAUNDRY/BATH
16'0" x 5'0"



GARAGE

Floor Plan

5 Watford Ave

This is not just a light-filled 3-bedroom home in vibrant St. Clair West - this is your opportunity to step into city home ownership in a neighbourhood you may have thought was out of reach. Set on a tree-lined street in a connected, dynamic community, this is the kind of home where it all starts: a place to tumble right in, get down to living, and make your mark over time. The main floor offers a traditional living and dining room layout, along with a make-it-your-own kitchen with direct access to the backyard. Upstairs, you'll find three well-sized bedrooms, each with closets, plus a family bathroom. The home is easy to enjoy as-is, with plenty of opportunity to update, personalize, or reimagine as your needs evolve. The lower level adds excellent flexibility with a rec room, full bathroom, laundry, storage, and additional flex space, plus a separate entrance offering future potential for an in-law suite, guest space, or income opportunity. Out back, the south-facing yard offers just the right amount of space for easy summer living, gardening, play, or relaxed entertaining. The two-car garage adds even more possibility - keep it for parking, turn it into a workshop or home office, or open things up for more yard. Dealer's choice, and you're the dealer. All of this in an outstanding St. Clair West community, close to everything that makes this neighbourhood so loved. Walk to local parks and green spaces, Humewood Community School, Wychwood Barns Farmers Market, and favourite neighbourhood spots like Cocolatte, Nodo, Mabel's, and Emma's Country Kitchen. With TTC at your doorstep, great schools nearby, and the energy of St. Clair just around the corner, this is entry-level city living with heart, flexibility, and so much possibility. Hurry home.



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

Recreation & Green Space

- Residents enjoy easy access to nearby green spaces including Wychwood Barns Park and Cedarvale Park, offering room to walk, relax, play, and enjoy the outdoors close to home.

Independent Restaurants and Cafés

- The St. Clair West area is loved for its mix of independent cafés, bakeries, and local food spots, giving the neighbourhood an authentic, walkable main-street feel.

Shopping & Amenities

- Everyday conveniences are steps away, with a broad mix of neighbourhood shops, services, and local businesses that make errands simple and convenient.
- The popular Wychwood Barns farmers' market adds another layer of convenience and charm, offering fresh local food and artisan vendors right in the community.

Community and Lifestyle

- The neighbourhood offers a warm, established feel that blends city living with a genuine sense of character and community.

Transit & Commute

- The area is well connected by St. Clair West Station and the 512 St. Clair streetcar, making midtown and downtown travel straightforward.
- The 512 route offers 10-minute-or-better service for much of the day, which adds real ease to daily commuting and getting around the city.

LOEWITH GREENBERG & Company

LoewithGreenberg.com
416.879.6325
info@loewithgreenberg.com
686 St Clair Ave W,
Toronto, ON M6C 1B1



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