



54 Roseheath Ave

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home

 2+1  2  0  Detached































MAIN FLOOR

SECOND FLOOR

LOWER FLOOR

Floor Plan

54 Roseheath Ave

Come on in, unpack and get down to living! This fantastic two-bedroom, two-bathroom detached home has a beautifully renovated main floor that makes an impression from the moment you walk through the door. Spacious and welcoming, there's room for everyday life, having friends over for dinner and settling in for a quiet evening at home. The updated kitchen is a highlight, with space to cook, chat and enjoy being together. It all feels easy, comfortable and ready for you. Upstairs, you'll love the spacious bedrooms, while the finished basement gives you that extra space we all need-think movie nights, a home office, a spot for guests or somewhere for the kids to spread out. A practical mudroom makes coming and going easier, with a place for boots, coats and all the things that come through the door. And then there's the yard! A deep, west-facing lot with room for gardening, playing and long summer dinners with friends. A little sunshine, something on the barbecue and nowhere else you need to be. With the updates already done and plenty of space to enjoy inside and out, 54 Roseheath is a wonderful place to put down roots and make the most of east-end life.



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

Community and Lifestyle

- An easy east-end lifestyle: A residential pocket just south of the Danforth, where you can enjoy neighbourhood streets and still walk to coffee, dinner and everyday essentials.
- A community that comes together: The seasonal East Lynn Park Farmers' Market and Danforth East Community Arts Fair create lovely opportunities to meet neighbours and support local growers, makers and businesses.

Recreation & Green Space

- East Lynn Park close to home: With a playground, seasonal wading pool and picnic areas, it's an easy spot for an afternoon with the kids or a little outdoor downtime.
- More room to play at Monarch Park: Nearby green space, an outdoor pool and an off-leash dog area make it a neighbourhood favourite for summer swims and daily dog walks.

Shopping & Amenities

- The Danforth on your doorstep: Walk to local shops and restaurants, whether you're picking something up, meeting a friend or heading out for a relaxed dinner.
- Fresh finds close by: The seasonal Thursday market at East Lynn Park brings farm produce and local vendors into the neighbourhood—a lovely addition to the weekly shopping routine.

Transit & Commute

- Convenient subway access: Both Coxwell and Woodbine stations are nearby, connecting you to Line 2 for trips across the city.
- More flexibility in your day: With shops, parks and subway access close together, this location makes it easy to combine errands and commuting on foot and by transit.

LOEWITH GREENBERG & Company

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



Real Estate with a Real Difference

MEMBER OF THE TORONTO REAL ESTATE BOARD All information and statements contained herein, provided by Royal LePage Real Estate Services regarding property for sales, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted to errors, omissions, changes in price, rental or other conditions, prior sales or withdrawal without notice.