



**ALEKS OLESAK & AMIR SHAHI**  
SALES REPRESENTATIVES

416.707.1209 | 416.483.8000  
info@AmirandAleks.com

YouTube Instagram AmirandAleks



**SAGE**

Sage Real Estate Ltd., Brokerage  
2010 Yonge Street, Toronto ON M4S 1Z9  
416.483.8000

Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This brochure is not intended to solicit Sellers or Buyers currently under contract with another brokerage. Designed and printed by the Sage Design Studio. SageRealEstate.ca





# WELCOME TO 24 EMERSON AVENUE

## Your First Home Win!

Let's be real—finding a cool first home in Toronto is like finding a decent rental on a budget (aka, nearly impossible). But guess what? You did it! Welcome to 24 Emerson Ave, the perfect starter home that nails the balance between modern updates, cozy vibes, lots of charm and a killer location.



### HIGHLIGHTS YOU'LL LOVE

- 3 spacious bedrooms (yes, actual space for furniture!)
- 2 full baths (because mornings should be easy)
- Sleek, modern kitchen with quartz counters & breakfast bar
- Bright, airy living & dining areas
- Finished basement with extra living space & a full bath
- Private garage (parking, storage, or your dream workshop)
- Steps to the subway, cafes, restaurants & more!



## LISTING FEATURES

FULLY  
RENOVATED  
TOP TO  
BOTTOM  
(DEC 2024 -  
FEB 2025):

- Roof redone
- All windows & casings replaced
- All major plumbing fixtures replaced
- Brand new hardwood floors on main and second
- Custom kitchen with added peninsula and custom cabinets
- Added brand new 4pc basement bathroom
- Newly renovated second floor bathroom
- Brand new appliances (fridge, dishwasher, stove)
- All new light fixtures throughout (added pot lights throughout main floor and basement)
- Brand new glass railings
- Brand new washer/dryer
- Brand new luxury vinyl flooring in basement and mud room
- Brand new quartz countertop in the kitchen
- Brand new closet doors in bedrooms

### LOCATION

- Transit? Walk to the subway in minutes or grab your bike—you've got options. **No car needed.**
- Food & Coffee? Bloorcourt is foodie heaven—from cozy cafés to some of the best eats in the city. You're near Parallel, Sugo, and the best empanadas you've ever had at La Cubana.
- Nightlife? The Drake, Burdock, and a dozen other great bars are a short Uber away. Or just wander down Bloor and discover Bar Neon among others.
- Shopping? Dufferin Mall for the essentials, Bloor St. boutiques for the fun + vintage stuff.
- Green Space? Walk to Dovercourt Park, Christie Pits, or even High Park if you're up for a longer stroll.

*For more photos and info please visit:*  
[24EmersonAve.com](https://24EmersonAve.com)