

Welcome to

162 Loretta Avenue N



CHELL
TEAM



This updated 3-bedroom + loft single family home offers a fantastic opportunity to live in, invest, or explore future development on a generous 50 ft x 130 ft lot! Ideally situated steps from the LRT, fabulous parks and the cafés, restaurants, and shops of vibrant Hintonburg and Little Italy. The inviting living room is filled with natural light from a large window and flows seamlessly into the formal dining room, creating a welcoming space for everyday living and entertaining. The spacious kitchen offers abundant cabinet and counter space, while a convenient main floor powder room and mudroom add functionality. A hardwood staircase leads to the second level, where hardwood flooring continues throughout. The primary bedroom features a dressing area and access to a private terrace overlooking the backyard. Two additional well-sized bedrooms and an updated 3-piece bathroom complete this level. The third-floor loft provides a versatile bonus space, ideal as a home office, family room, or creative retreat - also features access to rooftop terrace, great for enjoying the evening sunset. The basement offers a rec room and ample storage. Outside, enjoy the expansive west-facing backyard, fully fenced and complete with natural gas hook-up and a large workshop/shed. Freshly painted and move-in ready, this property offers exceptional flexibility in a desirable urban neighbourhood!





MAIN LEVEL

Living Room	12'10" x 11'5"
Dining Room	10'11" x 10'10"
Kitchen	10'9" x 9'8"
Mudroom	7'10" x 6'8"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	12'9" x 10'10"
Dressing Area	8'1" x 7'8"
Bedroom	11'4" x 11'3"
Bedroom	11'4" x 7'1"
Bathroom	3-piece

THIRD LEVEL

Loft	20'9" x 11'4"
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BASEMENT

Recreation Room	12'6" x 10'6"
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INCLUSIONS

Refrigerator, Stove, Dishwasher, Microwave, Washer (as-is), Dryer, Blinds, TV Bracket in Living Room, Shelving in the furnace room, under the basement stairs and in cold storage, Cabinets below the electrical panel, Tankless Water Heater, Whirlpool Tub (as-is)

*Note: Seller turns off the whirlpool tub in the winter as pipes could freeze. The jets work however motor for air bubbles does not.

Bedrooms: 3+Loft

Bathrooms: 2

Neighbourhood: Hintonburg

Year Built: 1944

Lot Size: 50 ft x 130 ft

Possession: 60-90 Days

Style: Detached, 3 Storey

Exterior: Siding

Parking: 3 Surfaced

Heating: 2 Forced Air / Natural Gas (2024 & 2026)

Cooling: 2 Central Air (2024 & 2009)

Taxes: \$8,071.92 / 2025





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Designated Representatives
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