

Welcome to

167 Hickory Street



CHELL
TEAM



Beautiful 4-bedroom, 2-bathroom semi-detached home in the desirable Little Italy / Civic Hospital neighbourhood! Ideally located just steps from Dow's Lake, the Experimental Farm, Arboretum, and the vibrant restaurants, cafés and bistros of Preston Street. Inside, discover a bright and inviting living room with electric fireplace and elegant French doors. Renovated kitchen boasts modern, white cabinetry, quartz counters, large peninsula and stainless steel appliances, opening seamlessly to the dining room. Hardwood floors extend throughout the second level, which offers four bedrooms and a renovated main bathroom. A staircase leads to the third-level attic, adding valuable flexibility for future use. The finished basement provides a spacious recreation room, full bathroom, den/storage room, laundry and separate entrance, offering flexibility for a home office, guest space or in-law suite potential. Outside, enjoy a private backyard with a deck, mature cedar hedges and a generous patio area. The perfect combination of space, convenience and location, just steps from parks, recreation, dining and everything Little Italy has to offer!





Bedrooms: 4
 Bathrooms: 2
 Neighbourhood: Little Italy / Civic Hospital
 Lot Size: 33.04 ft x 84.58 ft
 Year Built: 1933
 Possession: 30 - 60 Days / TBA
 Style: Detached, 2 Storey
 Exterior: Brick
 Parking: 1
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Taxes: \$6,080.70 / 2026, approx

MAIN LEVEL

Foyer	9'0" x 4'5"
Living Room	14'8" x 12'10"
Dining Room	14'1" x 9'2"
Kitchen	12'10" x 8'0"

SECOND LEVEL

Primary Bedroom	12'4" x 9'2"
Bedroom	12'4" x 8'3"
Bedroom	11'2" x 8'8"
Bedroom	10'4" x 8'9"
Bathroom	4-piece

BASEMENT

Recreation Room	16'10" x 13'9"
Bathroom	3-piece
Den/Storage Room	12'2" x 7'8"
Utility/ Laundry Room	12'4" x 8'10"

INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Light Fixtures, All Window Coverings, Shelving in Furnace/Utility Room

EXCLUSIONS

None







UPGRADES LIST

167 Hickory Street

2026

- Hardwood floors re-finished
- Carpet and laminate flooring in basement
- Freshly painted
- Stainless steel fridge and stove

2025

- Natural gas furnace

2021

- Central air conditioner

2019

- Upstairs bathroom renovation

2018

- Roof re-shingled

2013

- Kitchen renovation

2011

- Basement renovation

2010 ~

- Windows replaced



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