

WELCOME TO
163 Grosvenor Avenue S



WOOLCOTT
REAL ESTATE



Large Lot, Great Size Family Home!

Welcome to 163 Grosvenor Avenue S, a charming two-storey home located on a quiet street in the sought-after Gage Park neighbourhood. Offering approximately 1,732 sq ft, this three-bedroom, two-bathroom home blends original character with many recent updates.

The spacious main floor features original hardwood flooring, beautiful trim and original pocket doors. The living room offers plenty of space to relax, while the newly renovated kitchen combines functionality with fresh, modern finishes. The separate dining room is a standout with its stunning coffered ceiling, perfect for family dinners and entertaining.





1,732 Sq. Ft.



\$4,936 / 2026



3



1+1





Room to Relax

The main floor also features a bonus family room, adding valuable extra space for everyday family living. The back porch has been completely opened up, bringing additional brightness into the family room while improving the functionality of the backyard. A convenient two-piece bathroom completes the main level.





Primary Retreat

Upstairs, the spacious primary bedroom offers plenty of room to unwind and features two walk-in closets, providing excellent storage and functionality. Recent updates throughout the home include fresh paint and new carpet, creating a move-in-ready feel.





Room to Grow

Two additional generously sized bedrooms each feature their own walk-in closet, giving every bedroom excellent storage. A four-piece bathroom serves the upper level. Major updates completed within the last year include a new furnace, A/C and hot water tank, all owned, along with a new refrigerator, dishwasher, stove and washing machine.





Gage Park Living

Outside, enjoy a fully fenced backyard surrounded by mature trees, a detached garage with hydro and a private driveway with ample parking. Ideally located just steps from Gage Park, schools, Ottawa Street shopping and everyday amenities, this is a move-in-ready home with character, space and many of the major updates already taken care of.



Room Measurements

MAIN LEVEL

Foyer	9'10" X 8'10"
Kitchen	12'8" X 10'0"
Living Room	12'2" X 11'2"
Dining Room	14'0" X 11'2"
Family Room	17'4" X 10'0"
Mud Room	10'0" X 5'0"
Bathroom	2 Piece

SECOND LEVEL

Primary Bed	12'9" X 11'2"
Bedroom	13'10" X 11'3"
Bedroom	13'10" X 11'5"
Bathroom	4 Piece





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