



FOR SALE

CONDO APARTMENT

MLS# C13076508

250 Lawrence Avenue W 416, Toronto, ON M5M 1B2

Lawrence Park North, Toronto · M5M 1B2

C\$ 475,000

2	1	550	0	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Sold under POWER OF SALE. "Sold" as is - where is. Power of Sale Opportunity - Attention investors and value-driven buyers-power of sale opportunity in a recently completed (2023) residence. 1+Den suite offering approximately 539 sq ft plus balcony, with a functional open-concept layout, south exposure, and floor-to-ceiling windows. Efficient design with a versatile den ideal for workspace or additional living use. Locker included. Located in a high-demand pocket near Avenue Rd, with immediate access to transit, shops, dining, and green space-an area known for consistent end-user demand and strong rental fundamentals. Well-appointed building featuring fitness facilities, co-working spaces, and rooftop amenities. No representations or warranties. Buyer to verify all details and perform their own due diligence. High interest anticipated. Opportunities in newer buildings under power of sale are limited-act quickly. Suitable for investors, renovators, or buyers looking to secure value in a competitive market. Buyers are advised to conduct their own due diligence regarding the property and its features. A solid property in a sought-after location! MUST SEE! Power of Sale, seller offers no warranty. 48 hours (work days) irrevocable on all offers. Being sold as is. Must attach Schedule "B" & "D" and use Seller's sample offer when drafting an offer (copy in attachment section of MLS). No representations or warranties of any kind by seller/agent. All information to be independently verified. Taxes estimated per city website.

FEATURES

✔ New Build

PROPERTY DETAILS

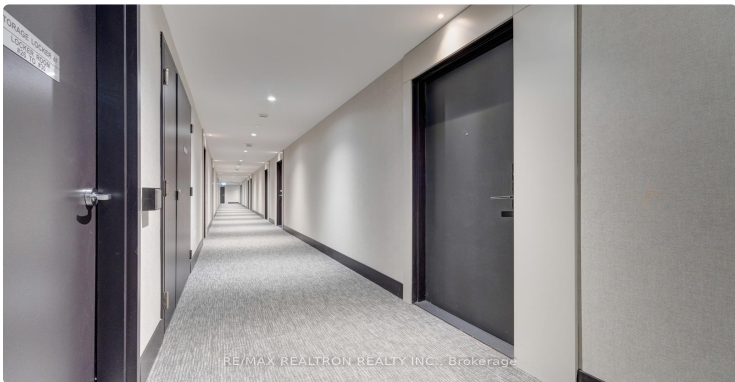
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	New years
AREA RANGE	500-599 sqft
ANNUAL TAX	\$3,137
POSTAL CODE	M5M 1B2
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Combined w/Dining
Dining Room	Main	—	Laminate, Combined w/Living
Kitchen	Main	—	Open Concept, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Closet, Laminate, Window
Den	Main	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.