



FOR SALE

CONDO APARTMENT

MLS# C13234776

23 Sheppard Avenue E 3104, Toronto, ON M2N 0C8

Willowdale East, Toronto · M2N 0C8

C\$ 958,000

3	2	1,100	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to luxurious Minto Gardens at a prime location Yonge & Sheppard! 2 + 1 bedroom (1123sqft) overlooking a Muskoka setting with 2 balconies. Unobstructed view! Open concept floor to ceiling windows, laminate floors throughout, kitchen has large centre island with seating, storage and wine rack. Granite counter tops, backsplash and stainless steel appliances, pot & pan drawers, 1-1/2 kitchen sinks, microwave shelf, crown mouldings throughout. Primary bedroom has walk out to balcony and large walk-in closet and 5 pc bath. Second bedroom has double closet and pocket door. Dining has built in buffet cabinet, and living has wainscoting. 10 ft ceilings throughout and One tandem parking spot (2 cars) and one locker included. The Den is perfect for working from home. Hotel-Like amenities w/24hr Concierge, business office, cafe bar & lounge, Gym, indoor pool, sauna, park setting with water falls and more. Steps to subway lines & TTC bus line, minutes drive to highway 401.

FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

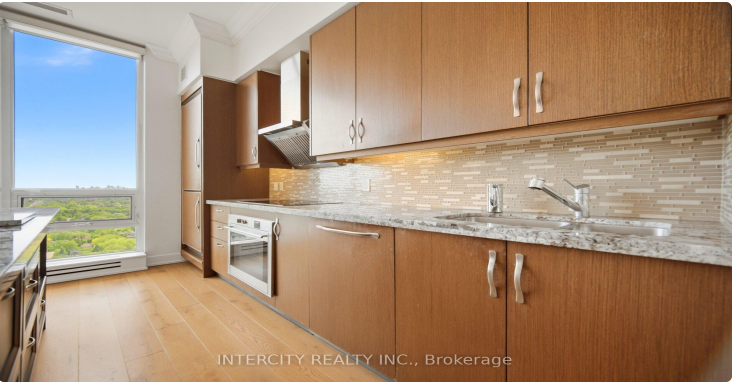
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,788
POSTAL CODE	M2N 0C8
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Window Floor to Ceiling
Dining Room	Flat	—	Laminate, Combined w/Living, Wainscoting
Kitchen	Flat	—	Laminate, Centre Island, Stainless Steel Appl
Primary Bedroom	Flat	—	Balcony, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Flat	—	Laminate, Double Closet, Pocket Doors
Den	Flat	—	Laminate, W/O To Balcony
23 Sheppard Avenue E 3104, Toronto, ON M2N 0C8			INTERCITY REALTY INC.

GALLERY





LISTING AGENT

Pavel Shaganenko

INTERCITY REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.