



FOR SALE

DETACHED

MLS# C13492076

549 Lawrence Avenue W, Toronto, ON M6A 1A5

Englemount-Lawrence, Toronto · M6A 1A5

C\$ 1,899,000

5	3	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention professional end users, entrepreneurs and investors! Welcome to 549 Lawrence Ave W - an incredible live-work opportunity with immediate cash flow, and massive future redevelopment value. *Located on a high-visibility major road, this property provides an ideal live-work setting for professional offices or client-facing business, while still delivering the comfort and functionality of a well-maintained family home. *The bright, inviting, custom-designed 500 sq ft great room extension features 9-foot ceilings, expansive windows, and a walk out to a large deck overlooking a beautiful south-facing backyard. *Adding immense financial flexibility is the walk-out basement extension featuring a separate entrance, two generous bedrooms, full kitchen, open-concept living/dining area, and independent laundry. This suite is fully renovated in 2025, move-in ready for lucrative Airbnb short-term rentals, premium long-term leasing, multi-generational living, or growing family. *Beyond its immediate comfort and utility, this property, being situated within a rapidly intensifying transit-accessible corridor, holds exceptional long-term capital appreciation potential through land assembly. ** Don't miss this rare opportunity to own this versatile property. Book a private showing to explore its possibilities and unique value. *** Potential uses are for information only. Buyers should consult their own qualified professionals. ***

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance, Full
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,681
POSTAL CODE	M6A 1A5
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

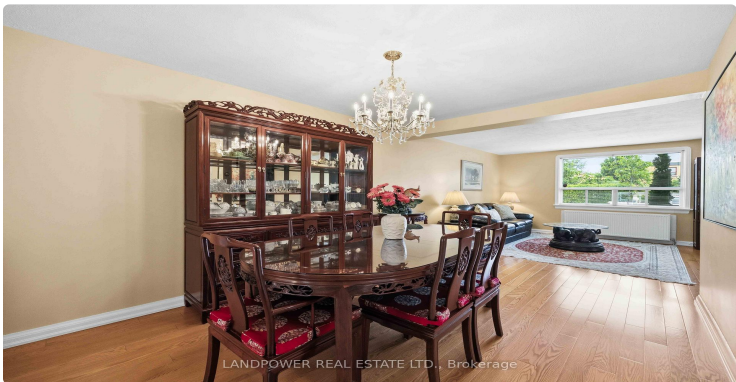
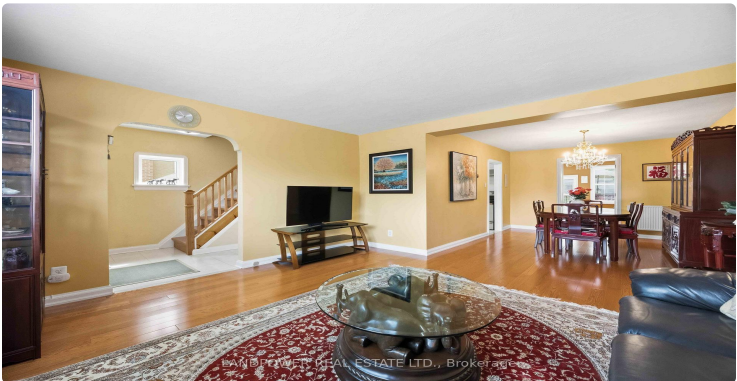
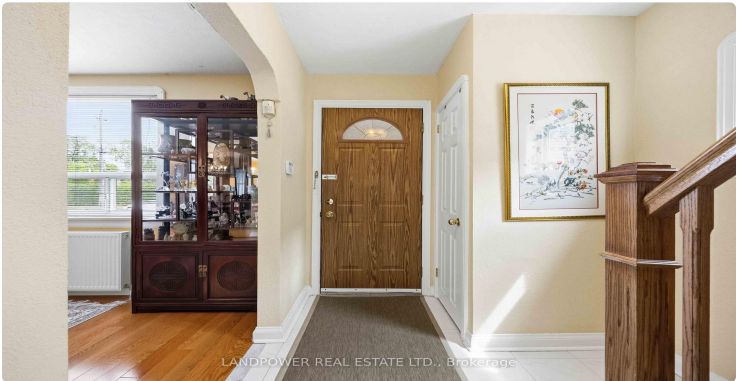
ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Large Window, Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor
Great Room	Main	—	Picture Window, Walk-Out, Ceramic Floor
Kitchen	Main	—	Eat-in Kitchen, Quartz Counter, Ceramic Floor
Primary Bedroom	Second	—	Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor
Bedroom 4	Basement	—	Laminate
Bedroom 5	Basement	—	Laminate, Above Grade Window
Kitchen	Basement	—	Laminate
Living Room	Basement	—	Laminate, Above Grade Window, Walk-Out
Office	Basement	—	Laminate
Den	Basement	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.