



FOR SALE

SEMI-DETACHED

MLS# C13582792

1089 Mt Pleasant Road, Toronto, ON M4P 2M7

Mount Pleasant East, Toronto · M4P 2M7

C\$ 1,150,000

3	1	900	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

1089 Mt Pleasant Rd is a semi-detached century home in the Sherwood park neighborhood with a few meaningful updates already in place and significant upside for the right buyer.This is not a fully transformed home. It is a character property with solid bones, some updated features, and clear room to improve over time. Upgrades include the massive sunroom, main bathroom, gas insert fireplace, and roof (2020) giving the next owner a comfortable starting point while leaving plenty of opportunity to add value.The main floor offers a combined living and dining space, a functional kitchen with pass-through to the sunroom, and a layout that works well today while inviting a larger future plan. Upstairs are three bedrooms and an updated 3-piece bath.The full, partially finished basement includes den, workshop, and storage space, with potential for a more substantial reworking for buyers thinking long term. For those with vision and an income strategy in mind, the property may offer the chance to create additional utility and revenue, including basement redevelopment possibilities and, subject to approvals, a future garden suite.Outside, the property includes a shared driveway with two dedicated parking space, That flexibility is a real advantage for buyers looking to maximize the site over time.The property has also been pre-consulted for ADU (aka garden suite) eligibility, offering another layer of future potential for buyers focused on long-term use and value creation. Set steps from Sherwood Park and within walking distance to Mt. Pleasant Village shops, cafés, Northern Secondary School, and John Fisher primary school, this is a property for someone who understands location, sees the upside, and is prepared to unlock it.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

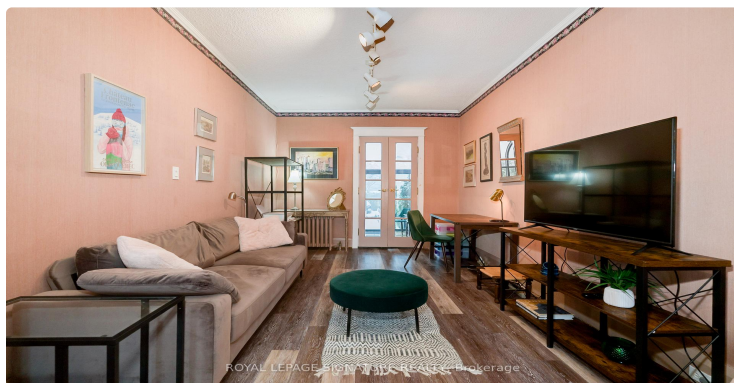
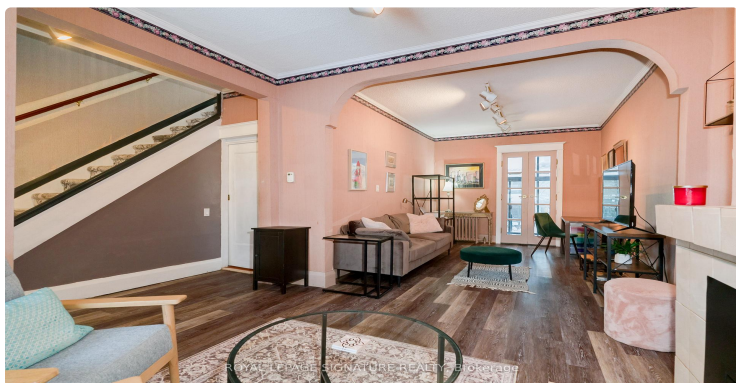
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Partially Finished
FACING	East
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,060
POSTAL CODE	M4P 2M7
NEIGHBOURHOOD	Mount Pleasant East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Cold Room/Cantina	Lower	—	B/I Shelves
Kitchen	Main	—	—
Laundry	Lower	—	B/I Shelves
Living Room	Main	—	Gas Fireplace, Window
Workshop	Lower	—	B/I Bookcase
Primary Bedroom	Second	—	B/I Closet, West View
Sunroom	Main	—	Stone Floor, W/O To Yard
Bedroom 3	Second	—	—
Bedroom 2	Second	—	Closet, East View
Den	Lower	—	—
Family Room	Main	—	Combined w/Living, W/O To Sunroom

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.