



FOR SALE

DUPLEX

MLS# C13748474

981 Avenue Road, Toronto, ON M5P 2K9

Yonge-Eglinton, Toronto · M5P 2K9

C\$ 1,499,000

5	3	1,750	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Opportunity To Own A Triplex @ Avenue/Eglinton. Fully Detached. Spacious Lot Featuring 30 FT Width and 115FT Depth. 4 Parking Spaces. Fully Tenanted - Rent Details Provided Upon Request. Well Cared For & Meticulously Maintained. Ideal For Owner Use and Rental, Multi-Generational Household or Real Estate Investor. Great Location - Minutes To Eglinton, Transit, Oriole Park, Restaurants & Shopping. The Basement Unit Includes 1 Bedroom, and 1 Bathroom. The main and second floor units feature 2 Bedrooms and 1 Bathroom.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished
FACING	West
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,438
POSTAL CODE	M5P 2K9
NEIGHBOURHOOD	Yonge-Eglinton

ROOM BREAKDOWN

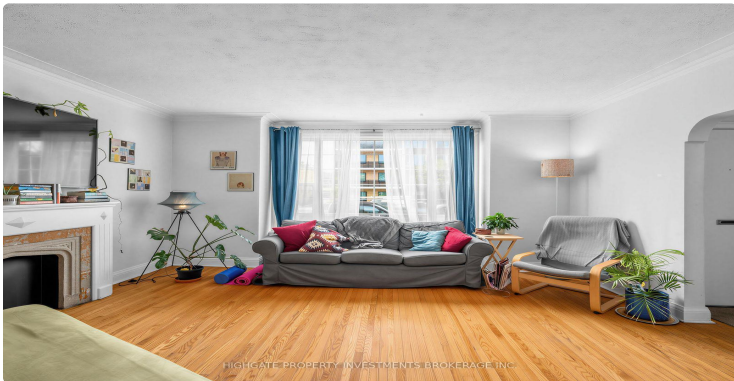
ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Basement	—	Window, Parquet, Combined w/Living
Living Room	Basement	—	Window, Parquet, Combined w/Dining
Kitchen	Basement	—	Window, Tile Floor, Separate Room
Bedroom	Basement	—	Window, Broadloom, Closet
Dining Room	Main	—	Window, Hardwood Floor, Combined w/Living

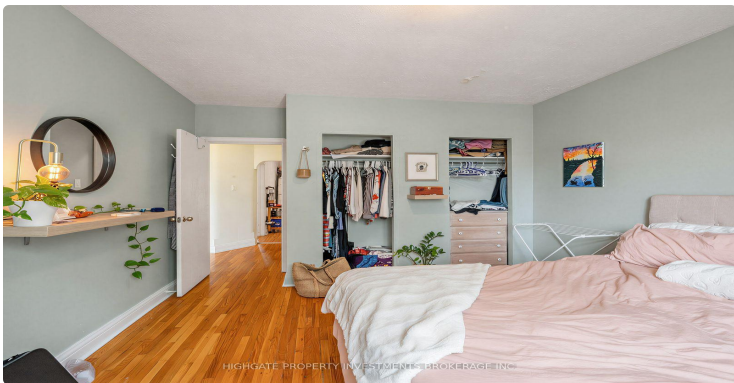
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HIGHGATE PROPERTY INVESTMENTS BROKERAGE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Window, Hardwood Floor, Fireplace
Kitchen	Main	—	Window, B/I Dishwasher
Primary Bedroom	Main	—	Window, Hardwood Floor, Closet
Bedroom 2	Main	—	Window, Hardwood Floor, Closet
Dining Room	Second	—	Window, Hardwood Floor
Living Room	Second	—	Window, Hardwood Floor, Separate Room
Kitchen	Second	—	Window, Linoleum, Separate Room
Primary Bedroom	Second	—	Window, Hardwood Floor, Closet
Bedroom 2	Second	—	Window, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HIGHGATE PROPERTY INVESTMENTS BROKERAGE INC.

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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.