



FOR SALE

CONDO APARTMENT

MLS# C13753262

253 Merton Street 606, Toronto, ON M4S 3H2

Mount Pleasant West, Toronto · M4S 3H2

C\$ 499,000

1	1	650	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover serene city living in this functionally designed, bright and airy 1-bedroom suite at Rio II, ideally tucked away on Merton Street in the heart of Davisville Village. Enjoy unobstructed north-facing views and an abundance of natural light throughout the thoughtfully designed, open-concept living and dining space, with a seamless walkout to your private balcony-perfect for relaxing and unwinding.Modern maple kitchen features granite countertops, full-size brand-new stainless steel appliances, ample cabinetry and a convenient breakfast bar. The spacious primary bedroom offers a modern wall-to-wall closet for exceptional storage, while a generous bathroom, ensuite laundry, fresh paint, custom window coverings, crown moulding and excellent closet space throughout make this home truly move-in ready. Includes 1 underground parking space and 1 locker.Set within an exceptionally well-managed, pet-friendly and community-minded boutique building with only 124 suites, residents enjoy 24-hour concierge service, an on-site property manager, ample visitor parking and an impressive selection of amenities, including a fully equipped fitness facility, sauna, party room, billiards, library and a secure courtyard garden with BBQ.BONUS: Maintenance fees include heat, hydro, water and central air!Nature is right at your doorstep, with direct access to the Kay Gardner Beltline Trail-ideal for dog lovers, cyclists, runners and outdoor enthusiasts. Walk to Davisville Subway Station, shops, restaurants, cafés, Sobeys, acclaimed public and private schools, and the future Davisville Community & Aquatic Centre. Minutes to Yonge & Eglinton and Yonge & St. Clair, this exceptional location offers the perfect balance of urban convenience and peaceful residential living.A wonderful opportunity to enjoy comfort, convenience and community in one of Midtown Toronto's most desirable neighbourhoods!

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ Park

PROPERTY DETAILS

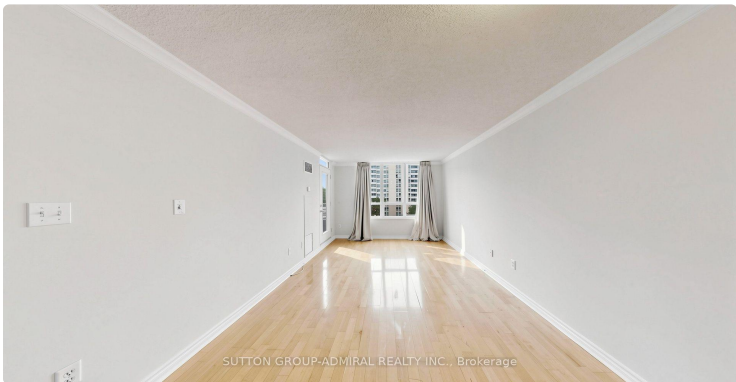
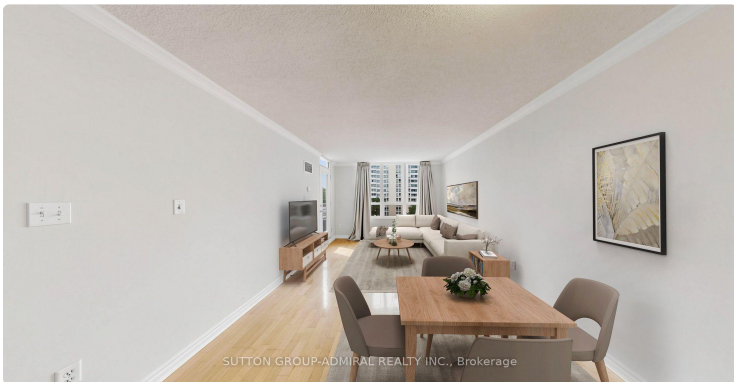
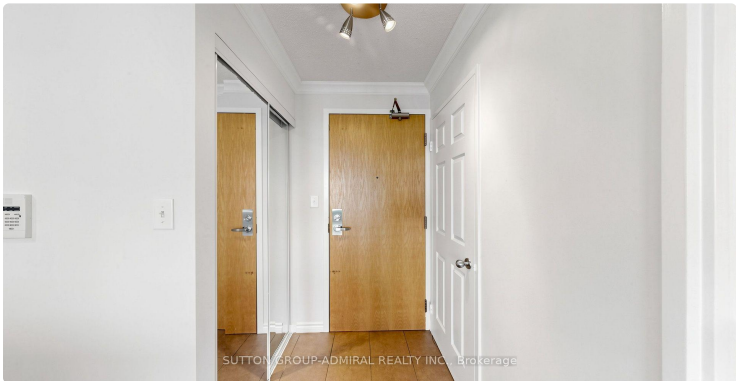
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,655
POSTAL CODE	M4S 3H2
NEIGHBOURHOOD	Mount Pleasant West

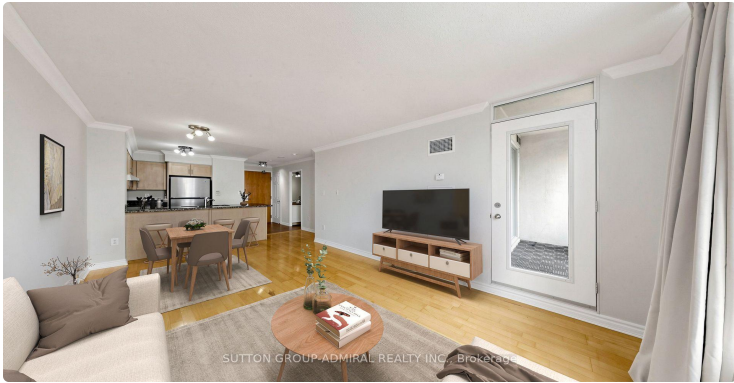
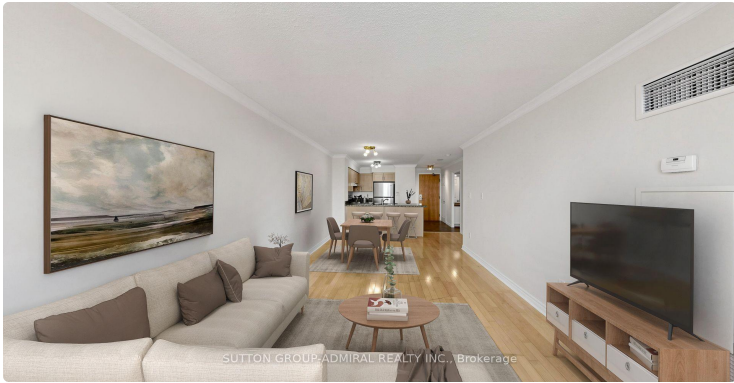
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	9.64 x 8.23	Stainless Steel Appl, Granite Counters, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	20.43 x 10.14	Hardwood Floor, Combined w/Living, Open Concept
Living Room	Main	20.43 x 10.14	Hardwood Floor, W/O To Balcony, Combined w/Dining
Bedroom	Main	15.09 x 9.74	Hardwood Floor, W/O To Balcony, W/W Closet
Bathroom	Main	9.00 x 5.00	—
Other	Main	9.90 x 5.00	Balcony, North View

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ADMIRAL REALTY INC.

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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.