



FOR SALE

CONDO APARTMENT

MLS# C13773656

1690 Victoria Park Avenue 404, Toronto, ON M1R 1R1

Victoria Village, Toronto · M1R 1R1

C\$ 330,000

3	2	850	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Suite 404 at 1690 Victoria Park Avenue, a bright and inviting home that's perfect for first-time buyers, young professionals, or small families looking to enter the Toronto / GTA real estate market without compromising on space or convenience! This well-appointed 2+1 bedroom, 2-bathroom suite offers 818 square feet of thoughtfully designed interior living space, complemented by a large private balcony that's perfect for enjoying your morning coffee or unwinding after a long day. Inside, you'll find clean laminate flooring throughout and an upgraded kitchen featuring granite countertops and stainless steel appliances, making it as functional as it is stylish. One of this home's standout features is its affordable maintenance fees, which are well below \$1.00 per square foot, helping keep your monthly carrying costs low while maximizing value (ALL UTILITIES INCLUDED). Ideally located in the heart of the Victoria Village neighbourhood, this building is just minutes from the Don Valley Parkway and Highway 401, making commuting across the GTA a breeze. Residents enjoy convenient access to public transit, Eglinton Crosstown LRT connections, shopping at CF Shops at Don Mills, Costco, Eglinton Square Shopping Centre, and a wide selection of restaurants, cafes, grocery stores, and everyday essentials. Outdoor enthusiasts will appreciate the nearby parks and trails, including Wigmore Park and the Don Valley trail system. Families will also love the proximity to a variety of schools, community centres, libraries, and recreational facilities, making this a wonderful place to put down roots. Whether you're purchasing your first home, downsizing, or looking for an excellent investment opportunity, Suite 404 offers the perfect combination of comfort, convenience, and exceptional value in one of Toronto's most accessible neighbourhoods.

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	51-99 years
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,229
POSTAL CODE	M1R 1R1
NEIGHBOURHOOD	Victoria Village

ROOM BREAKDOWN

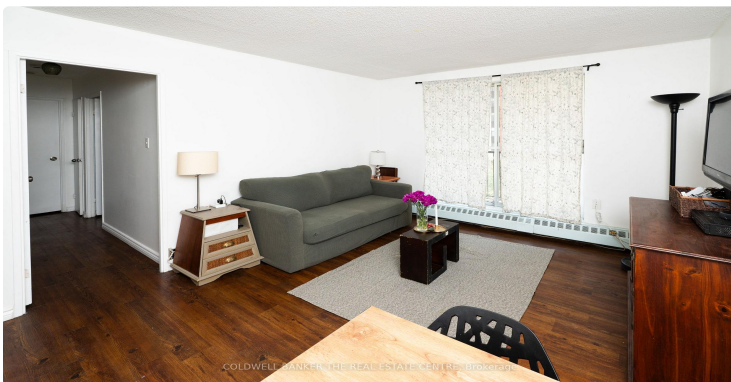
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.90 x 3.70	Laminate, W/O To Balcony, Combined w/Dining

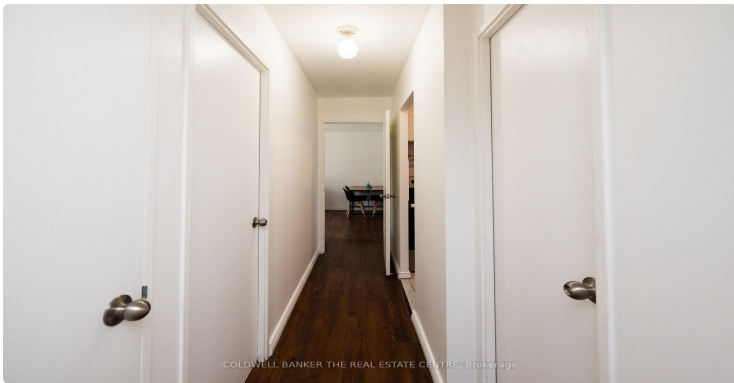
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COLDWELL BANKER THE REAL ESTATE CENTRE

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	6.90 x 3.70	Laminate, Combined w/Living
Kitchen	Main	3.70 x 2.90	Tile Floor, B/I Appliances, Updated
Primary Bedroom	Main	4.40 x 3.10	Laminate, 2 Pc Ensuite, Double Closet
Bedroom 2	Main	3.02 x 2.80	Large Closet, Window, Laminate
Den	Main	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

COLDWELL BANKER THE REAL ESTATE CENTRE

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.