



FOR SALE

DUPLEX

MLS# C13789994

83 Lawrence Avenue E, Toronto, ON M4N 1S5

Lawrence Park South, Toronto · M4N 1S5

C\$ 1,999,500

3	2	1,750	10	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity in the heart of Lawrence Park! Detached brick legal duplex sitting on a large 50 x 150 ft lot on Lawrence Ave, surrounded by mature trees, multi-million dollar homes and some of the city's most desirable neighbourhoods and schools. Well kept, freshly painted and move-in ready, with a surprisingly private and serene setting right in the city. The property features two separate above-grade units - a vacant 2-bedroom unit ready for immediate occupancy and a 1-bedroom unit occupied by great tenants who would like to stay. Each unit has its own separate radiant floor heating system with dedicated tankless water heater. Unfinished basement offers additional space and plenty of possibilities. Huge driveway with parking for up to 10 cars, plus 4 garden sheds providing tons of outdoor storage.A great opportunity for investors, end users or builders. Live in one unit and rent the other, rent both for income, or explore the potential to build a large custom home on this substantial lot. Lawrence Ave is also designated as a Major Street under the City's new planning framework, creating potential for additional density and redevelopment. Buyer to conduct their own due diligence regarding zoning, Major Streets permissions, development potential and permitted uses. A unique property with income, land and long-term potential in one of Toronto's most established neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

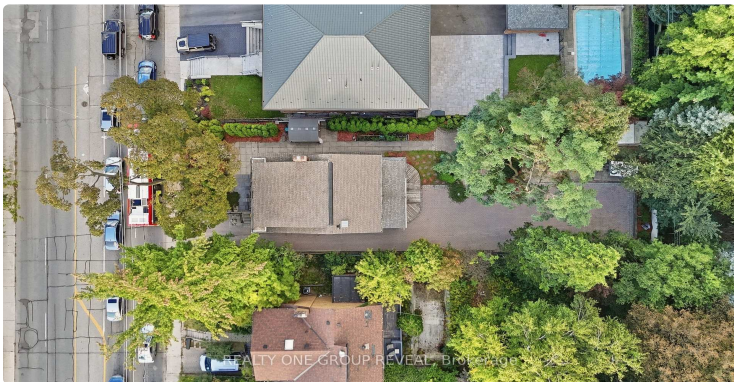
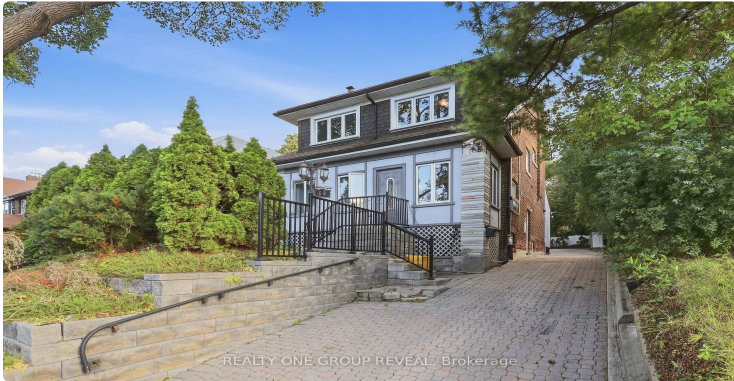
PROPERTY DETAILS

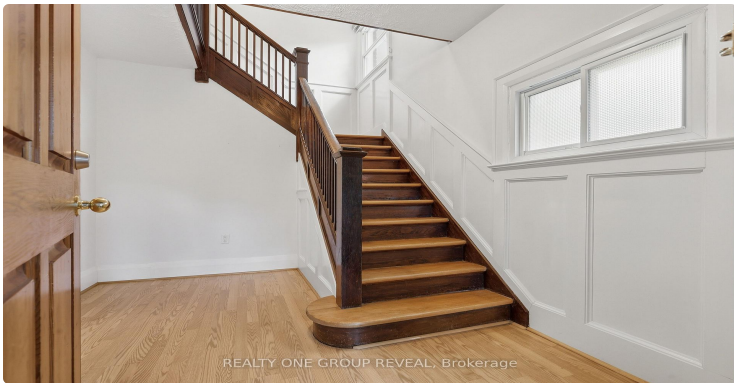
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Unfinished, Separate Entrance
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	10 spaces
ANNUAL TAX	\$9,434
POSTAL CODE	M4N 1S5
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY





Pavel Shaganenko

REALTY ONE GROUP REVEAL

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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.