



FOR SALE

CONDO APARTMENT

MLS# C13800062

10 Kenneth Avenue 1704, Toronto, ON M2N 6K6

Willowdale East, Toronto · M2N 6K6

C\$ 565,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Motivated Seller! Welcome to Suite 1704 at The Pavilion, a well-established and highly regarded condominium situated on a quiet street near Yonge & Sheppard. This freshly painted corner unit with new vinyl flooring sits on a high floor filled with natural light, showcasing south and east-facing views. The thoughtfully designed layout of 1,343 sq ft. features 2+1 bedrooms and 2 full bathrooms. The versatile den is ideal for a home office or additional living space. A spacious foyer with mirrored closets opens into a bright, open-concept living and dining area - perfect for both everyday living and entertaining. The kitchen offers abundant counter space and includes an eat-in breakfast area. The large primary bedroom retreat features a spacious walk-in closet and 4-piece ensuite. A desirable split-bedroom layout provides privacy for family members or guests. Additional highlights include an ensuite laundry room with full size washer and dryer, a premium parking space, and a storage locker. Maintenance fees are comprehensive, covering all utilities and cable for convenience and peace of mind. Residents enjoy an impressive range of amenities, including 24-hour concierge, ample visitor parking, a gym, indoor pool, sauna, squash court, party room, library, and billiards room. The building's common areas have been beautifully updated and there is a delightful garden area with BBQ's. An on-site property manager is available should any issues arise. Ideally located within walking distance to the subway (Lines 1 and 4), grocery stores, Yonge Sheppard Centre, and an excellent selection of restaurants, cafes, shops and the famous Meridian Arts Centre. Further location benefits are easy access to highway 401 and Don Valley Parkway. Near top-ranked schools including Earl Haig Secondary School, Avondale Public School, and McKee Public School. This is a rare opportunity to own a spacious, light-filled suite in a prime North York location.

FEATURES

- ✓ Garage
- ✓ School
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Library

PROPERTY DETAILS

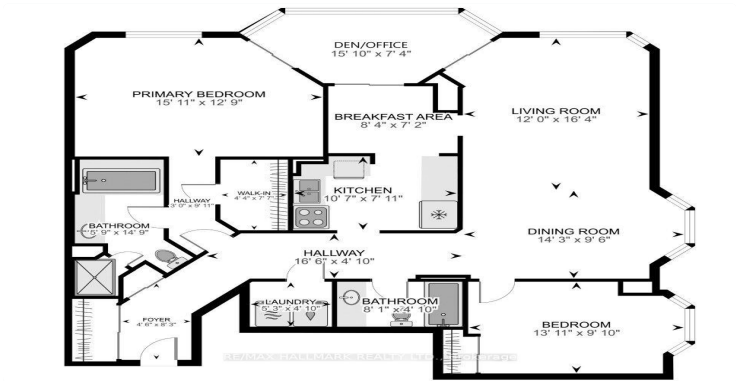
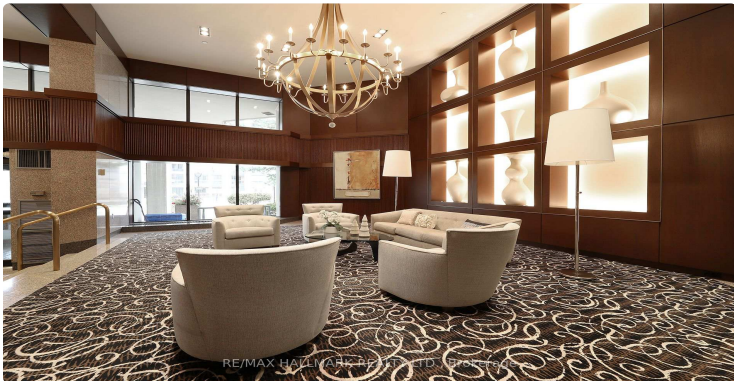
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,545
POSTAL CODE	M2N 6K6
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Fiat	—	Mirrored Closet, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Vinyl Floor, SE View, Combined w/Dining
Dining Room	Flat	—	Vinyl Floor, Bay Window, Combined w/Living
Kitchen	Flat	—	Ceramic Floor
Den	Flat	—	Vinyl Floor, East View
Primary Bedroom	Flat	—	Vinyl Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 2	Flat	—	Vinyl Floor, South View, Double Closet
Laundry	Flat	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.