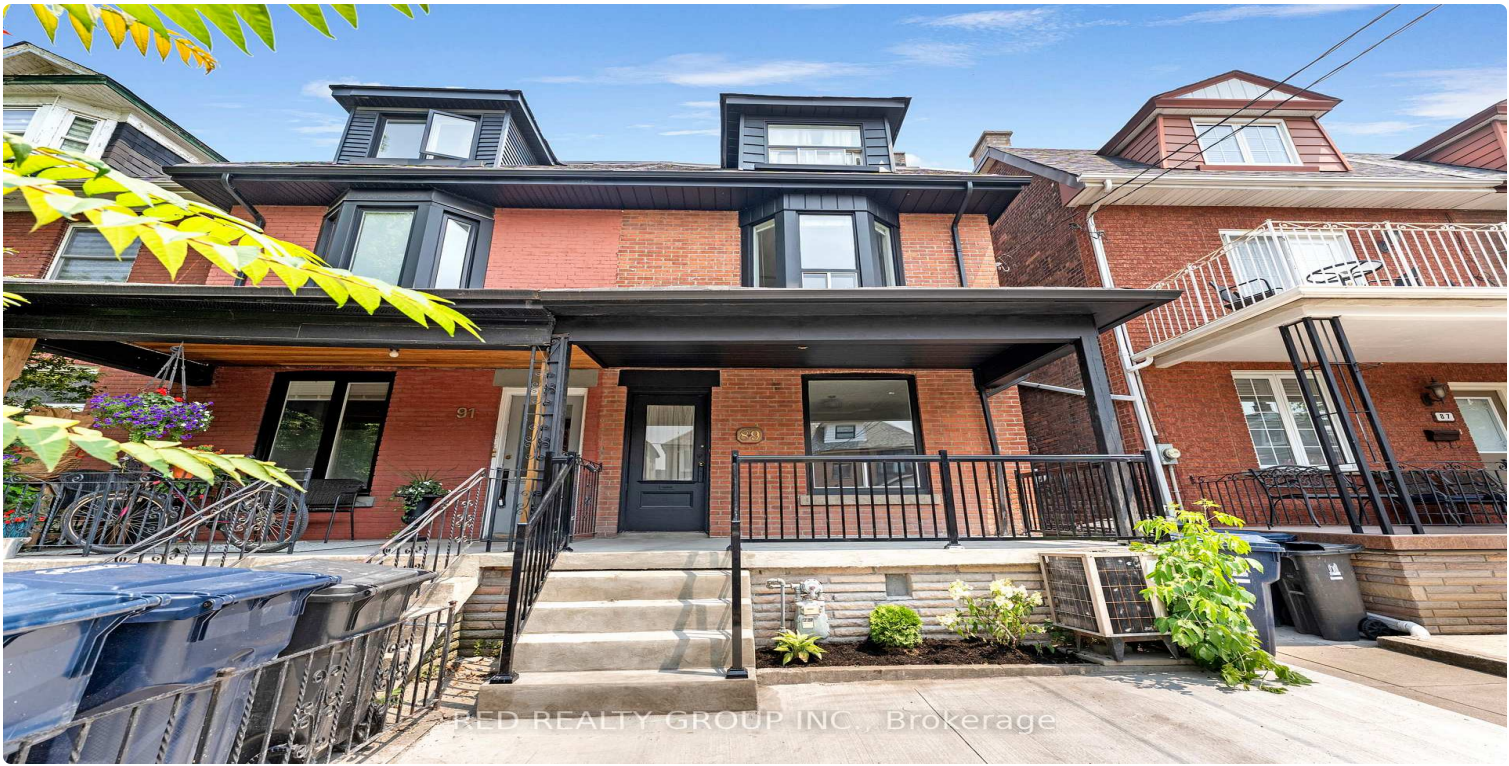




FOR SALE

SEMI-DETACHED

MLS# C13803544

89 Beatrice Street, Toronto, ON M6J 2T2

Trinity-Bellwoods, Toronto · M6J 2T2

C\$ 1,699,000

4	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 89 Beatrice St, an exceptional opportunity in the heart of Toronto's sought after Trinity Bellwoods community. This unique property features **four separate, self contained one bedroom units**, offering flexibility, privacy and excellent income potential. Each unit is thoughtfully laid out, creating a desirable setup for tenants and investors alike. With **AAA+ tenants**, this property offers the opportunity to maintain the existing rental arrangement and enjoy ongoing income, or explore the flexibility of moving in and making the property your own over time .Ideally located just steps from vibrant College Street, residents are surrounded by top rated restaurants, cafes, boutiques, parks and everyday conveniences. Excellent transit access makes getting around the city easy, with Trinity Bellwoods, Little Italy, Ossington and other sought after neighbourhoods all close by.Whether you are looking to keep the property as an income producing investment or explore future personal use, 89 Beatrice St offers exceptional flexibility in one of Toronto's most dynamic communities. A rare opportunity with four separate one bedroom units, AAA+ tenants and an unbeatable downtown location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,250
POSTAL CODE	M6J 2T2
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	3.50 x 3.58	Hardwood Floor, French Doors, Bay Window
Dining Room	Ground	4.40 x 3.20	Hardwood Floor, French Doors, Fireplace

89 Beatrice Street, Toronto, ON M6j 2T2

RED REALTY GROUP INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	3.20 x 3.24	Ceramic Floor, Ceiling Fan(s), W/O To Deck
Living Room	Second	4.57 x 3.54	Hardwood Floor, Closet, Bay Window
Bedroom	Second	3.52 x 3.01	Hardwood Floor, Closet, 4 Pc Bath
Kitchen	Second	3.30 x 2.87	Ceramic Floor, W/O To Deck, Combined w/Kitchen
Loft	Third	4.57 x 2.66	Hardwood Floor, W/O To Deck, 4 Pc Ensuite
Bedroom	Third	4.54 x 3.54	Hardwood Floor, Closet, Bay Window
Recreation	Basement	5.47 x 2.70	Ceramic Floor, Combined w/Kitchen, W/O To Yard
Bedroom	Basement	3.30 x 2.80	Above Grade Window, Broadloom
Bedroom	Basement	2.20 x 3.10	Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RED REALTY GROUP 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.