



FOR SALE

DETACHED

MLS# C13811062

180 Atlas Avenue, Toronto, ON M6C 3P5

Oakwood Village, Toronto · M6C 3P5

C\$ 1,149,000

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

ABOUT THIS PROPERTY

Attention End Users, Builders & Investors - A Rare 25 x 120 Lot in the Humewood Public School Catchment. For close to six decades, this home has been the heart of one family - the backdrop to holidays, milestones, and everyday memories. That warmth is still here, and for an end user ready to update and make it their own, it's a rare chance to restore a solid home with real character in a coveted neighbourhood. Higher ceilings on both the main and upper floors give it an airy, elevated feel that's genuinely tough to find, while a large private backyard and a private driveway with room for multiple cars - a true rarity in the area - round out a home you can move into and reimagine over time. But the real story is the opportunity. Set on a spectacular 25 x 120 foot lot with width and depth rarely found among surrounding homes, this is a standout development and value-add play. Renovate for end use, hold for income, build to suit, or take the redevelopment route: an ideal candidate for multi-family, multi-residential, multiplex, duplex, triplex, or fourplex conversion, with strong potential to increase density and add units under today's gentle-density and multiplex-friendly zoning. Explore garden suite, laneway, and infill possibilities to maximize land value and long-term returns. Builders, developers, and investors - this is the kind of deep, well-located lot that anchors a portfolio and pencils out. Opportunities like this - this much land, this location, and this rare combination of end-user appeal and redevelopment upside - don't come along often, and they don't last long. Whether you're buying to live, to build, or to hold, don't wait to see it. Buyer to verify all development potential, permitted uses, and density with the City.

FEATURES

- ✓ Basement
- ✓ Garage

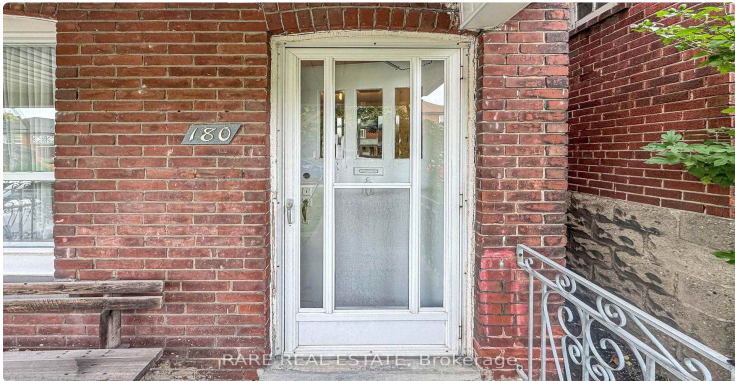
PROPERTY DETAILS

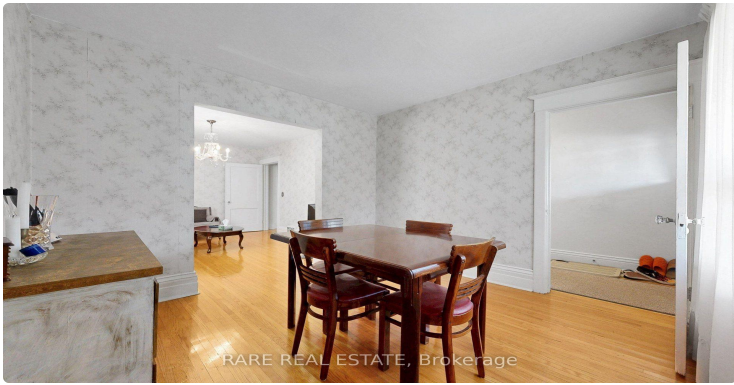
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Unfinished, Partially Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,977
POSTAL CODE	M6C 3P5
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
—	Basement	—	—
Utility Room	Basement	—	—
Bathroom	Basement	—	—

GALLERY





LISTING AGENT

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RARE REAL ESTATE

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.