



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13811464

70 Green Gardens Boulevard 1, Toronto, ON M6A 0E6

Englemount-Lawrence, Toronto · M6A 0E6

C\$ 1,489,888

6	5	2,250	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some homes check boxes. This one starts creating new ones. Welcome to a truly rare wide-frontage corner townhome offering approx. 2,200 sq. ft. above grade plus a fully legal 621 sq. ft. accessory apartment with separate entrance. With over \$400,000 in builder upgrades, this 5+1 bedroom, 5-bath, 2-kitchen home feels more like a semi, with park exposure on two sides, incredible natural light and sunset views from the west-facing windows and backyard deck. The chef's kitchen features quartz counters, a full backsplash, breakfast bar, top-line stainless steel appliances, undermount sink and pot lights. Red-oak hardwood runs throughout both the main residence and legal suite. A bright modern staircase, wrought-iron pickets and oversized windows keep every level feeling open and connected. Upstairs, the five-piece primary ensuite feels like a retreat, while three bathrooms feature heated floors. The legal lower suite offers its own kitchen, bedroom, rec room, laundry and separate entrance-ideal for extended family, a teen craving independence or added income potential. Outside, enjoy a massive wraparound front terrace facing both park spaces, plus a fenced backyard and deck with beautiful western sunsets. Add in 2 separate laundry sets, 2 furnace systems with thermostat control on each floor, central-vac rough-in, fire-alarm and sprinkler systems in both suites, and remaining Tarion warranty. The super-rare double garage with backyard access completes the package. Minutes to Yorkdale, Hwy 401, Allen Rd, transit, schools, shopping and places of worship, with planned park redevelopment including tennis courts and indoor/outdoor skating and hockey facilities. Big, bright, private, versatile and nearly impossible to duplicate-this one truly feels 1-of-1.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Library
- ✓ New Build

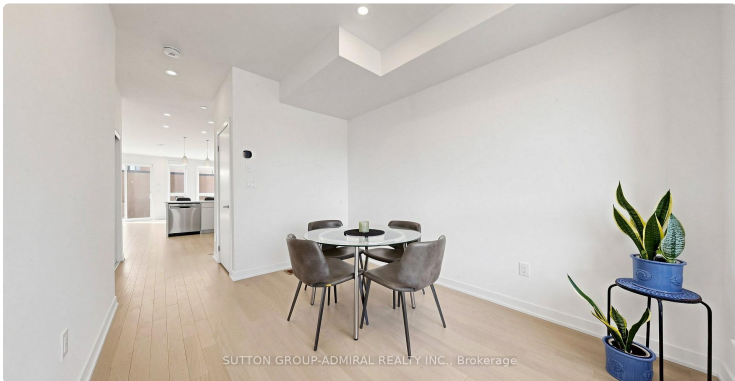
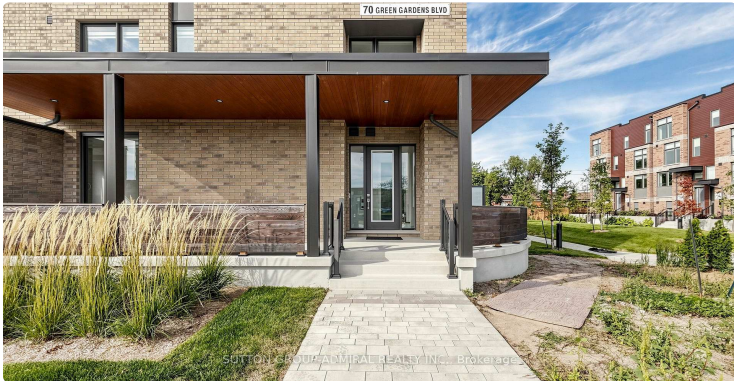
PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Apartment, Separate Entrance, Finished
FACING	North
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,214
POSTAL CODE	M6A 0E6
NEIGHBOURHOOD	Englemount-Lawrence

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Window
Dining Room	Main	—	Hardwood Floor, Large Window, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Breakfast Bar, W/O To Porch
Breakfast	Main	—	Quartz Counter, Combined w/Kitchen, Pot Lights
Family Room	Main	—	W/O To Yard, Hardwood Floor, Combined w/Kitchen
Bedroom	Second	—	4 Pc Ensuite, Window, Double Closet
Bedroom 2	Second	—	Window, Double Closet, Hardwood Floor
—	Second	—	Open Concept, Double Closet, Hardwood Floor
Bedroom 3	Third	—	Window, Double Closet, Hardwood Floor
Primary Bedroom	Third	—	5 Pc Ensuite, His and Hers Closets, Hardwood Floor
Kitchen	Basement	—	Stainless Steel Appl, Quartz Counter, Backsplash
Living Room	Basement	—	Combined w/Kitchen, Hardwood Floor, Window
Bedroom 5	Basement	—	Window, Double Closet, Hardwood Floor

GALLERY





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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.