



FOR SALE

DETACHED

MLS# C13827446

459 Soudan Avenue, Toronto, ON M4S 1X1

Mount Pleasant East, Toronto · M4S 1X1

C\$ 2,995,000

5	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Architectural Home in Prime Midtown Location! Built in 2008 and entirely above grade, this beautifully designed residence offers abundant natural light, refined finishes and exceptional versatility. The main floor features rich Jatoba hardwood flooring and banisters, elegant eased walls, crown mouldings, an electric fireplace and a sophisticated granite kitchen with stainless steel appliances and wet bar. Walk out to the private upper deck, perfect for morning coffee, BBQ or alfresco dining. Designed for flexible modern living, the home includes a private in-lawsuite two kitchens - ideal for extended family, guests or additional living space. Enjoy a large south-facing deck, interlocking patio, private drive,two-car parking and built-in garage. Recent updates include a new furnace, renovated bathrooms (2024), new skylights (2026) and Ecobee smart thermostat. Ideally located near public transit, Maurice Cody Public School, Bayview Shopping, restaurants and neighbourhood amenities. A rare Midtown opportunity offering sophisticated style, space flexibility and an exceptional lifestyle.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

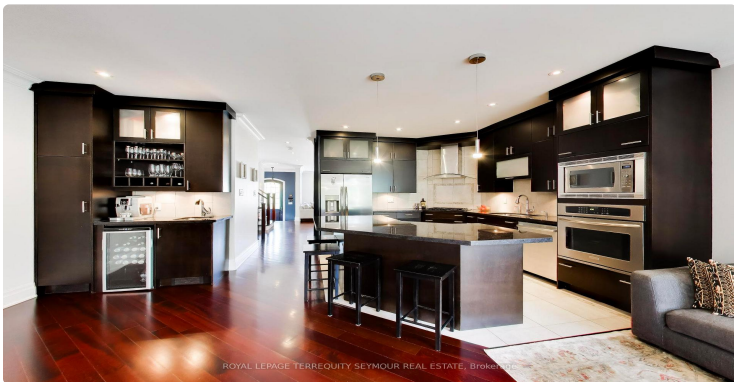
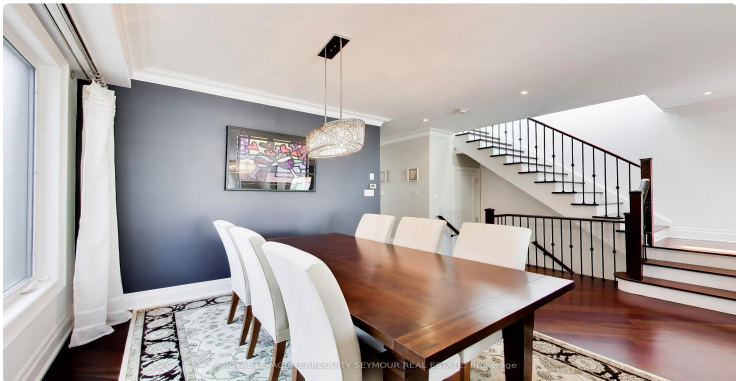
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$12,668
POSTAL CODE	M4S 1X1
NEIGHBOURHOOD	Mount Pleasant East

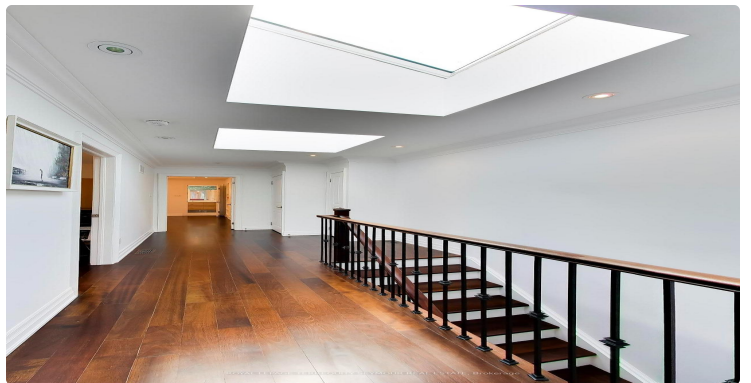
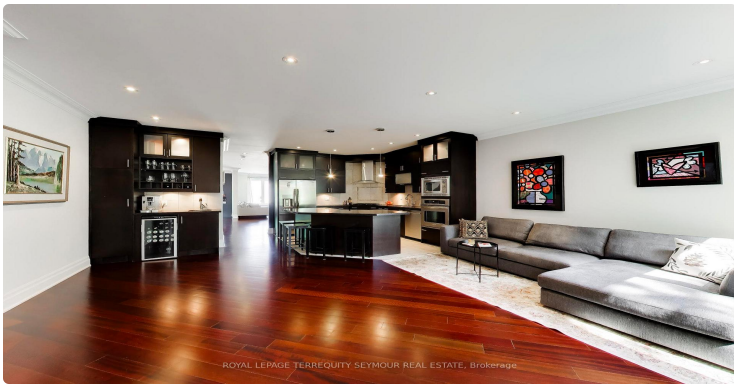
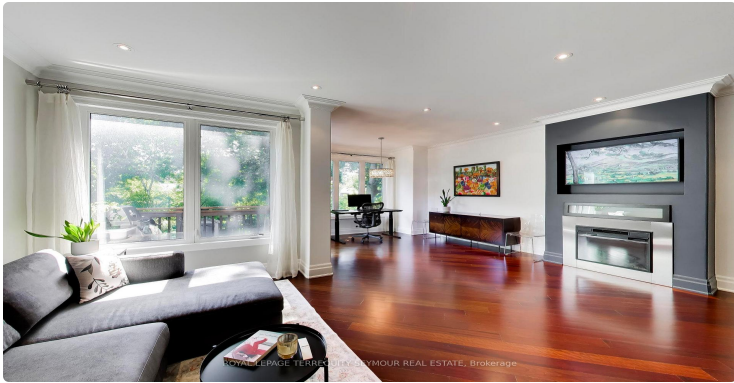
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Crown Moulding, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Crown Moulding, Hardwood Floor
Kitchen	Main	—	Combined w/Family, Eat-In Kitchen, Granite Countertops

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Combined w/Kitchen, Fireplace, W/O To Deck
Primary Bedroom	Second	—	5 Pc Ensuite, Heated Floor, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Closet Organizers, Window
Bedroom 4	Second	—	Hardwood Floor, Closet Organizers, Window
Bedroom 5	Basement	—	4 Pc Ensuite, Hardwood Floor, Window
Recreation	Basement	—	Galley Kitchen, W/O To Deck, French Doors

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.