



FOR SALE    DETACHED    MLS# C13830694

# 539 Lansdowne Avenue, Toronto, ON M6H 3Y2

Dufferin Grove, Toronto · M6H 3Y2

C\$ 959,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 2         | 1,750 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Outstanding opportunity for builders, developers, investors, renovators and contractors in Toronto's sought-after Dufferin Grove neighbourhood. Situated on a generous 20 x 140 ft lot, this detached property offers exceptional value-add potential for renovation, customization, conversion, expansion or possible redevelopment. Featuring three separate entrances, two kitchens, a finished basement with a separate walkout, and a rough-in for a third kitchen on the second floor, the property presents excellent live-and-rent, multi-generational and income-property possibilities. A detached garage and additional parking pad add further value. Ideally located steps from transit and within walking distance of Lansdowne Subway Station, schools, parks, shops, cafés and restaurants, with convenient access to Bloor Street, College Street and downtown Toronto. A rare opportunity to renovate, reconfigure or build your vision in a neighbourhood experiencing continued growth and investment.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | 2 1/2 Storey                |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | East                        |
| AREA RANGE     | 1500-2000 sqft              |
| PARKING        | 2 spaces                    |
| ANNUAL TAX     | \$5,927                     |
| POSTAL CODE    | M6H 3Y2                     |
| NEIGHBOURHOOD  | Dufferin Grove              |

## ROOM BREAKDOWN

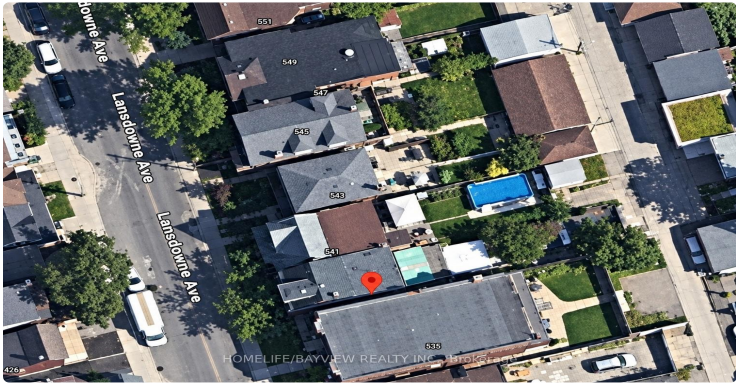
| ROOM        | LEVEL  | DIMENSIONS | FEATURES |
|-------------|--------|------------|----------|
| Dining Room | Ground | —          | —        |
| Kitchen     | Ground | —          | —        |
| Dining Room | Ground | —          | —        |
| Living Room | Ground | —          | —        |

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HOMELIFE/BAYVIEW REALTY INC.

| ROOM      | LEVEL    | DIMENSIONS | FEATURES |
|-----------|----------|------------|----------|
| Bedroom   | Second   | —          | —        |
| Bedroom 2 | Second   | —          | —        |
| Bedroom 3 | Second   | —          | —        |
| Bedroom 4 | Third    | —          | —        |
| Bedroom   | Basement | —          | —        |
| Bedroom   | Basement | —          | —        |
| Kitchen   | Basement | —          | —        |
| Laundry   | Basement | —          | —        |
| —         | —        | —          | —        |
| Den       | Basement | —          | —        |

GALLERY



## LISTING AGENT

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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.