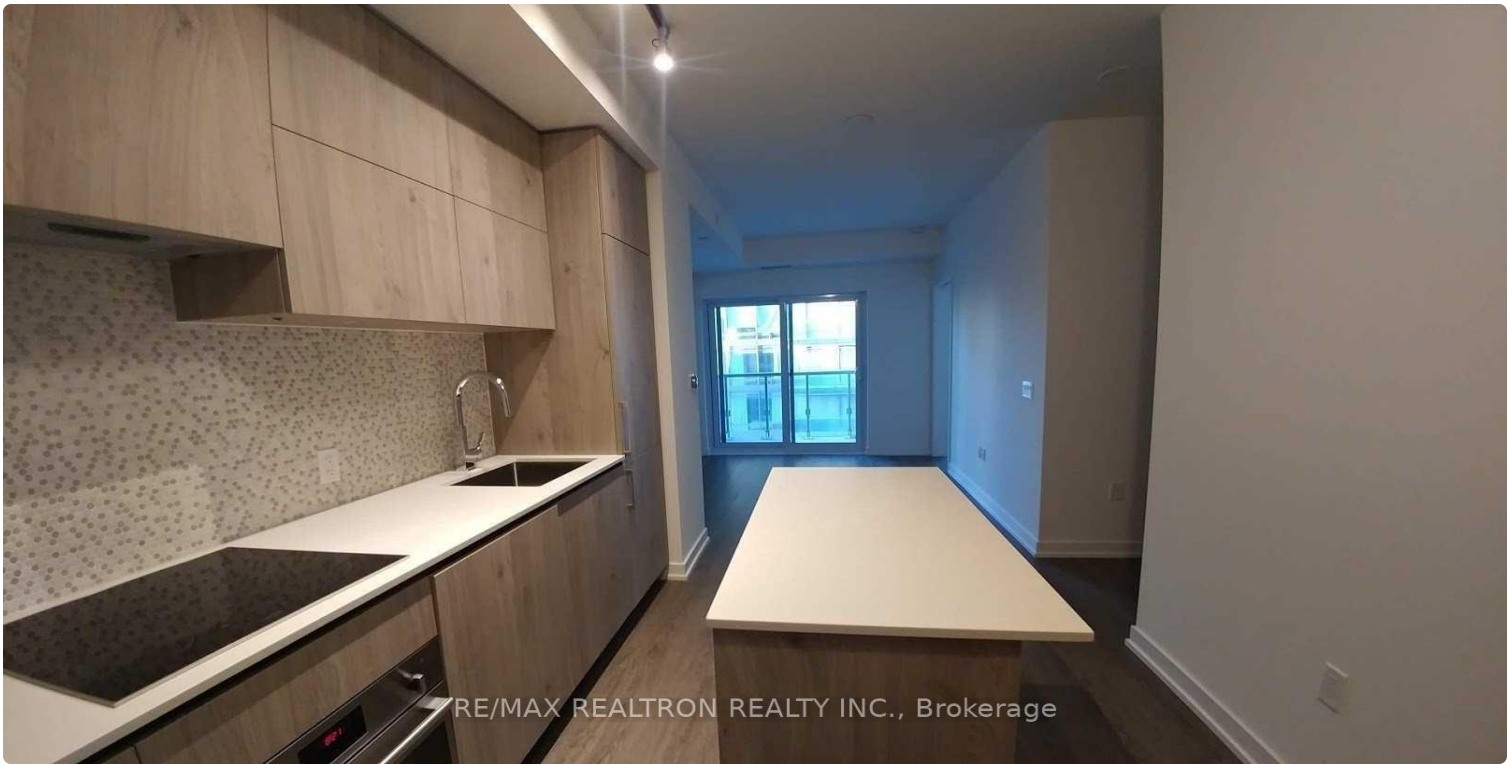




RE/MAX REALTRON REALTY INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13832420

# 1 Yorkville Avenue 1207, Toronto, ON M4W 0B1

Annex, Toronto · M4W 0B1

C\$ 645,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 550   | 0       | 6-10      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to luxury living at 1 Yorkville Avenue, built by renowned developers Bazis and Plazacorp. Located in the heart of Yorkville near Yonge and Bloor, this highly functional 1 + den suite offers an optimal layout with no wasted space. The primary bedroom features floor-to-ceiling windows, while the versatile enclosed den comes equipped with a door, making it ideal as a private second bedroom or home office. The gourmet kitchen features a centre island, sleek granite countertops, and built-in appliances. Throughout the home, enjoy elegant engineered hardwood flooring, soaring 9-foot ceilings, and seamless access to a private balcony. World- class shopping, fine dining, access to two subway lines (Yonge & Bloor station) are just a 3-minute walk from your doorstep. Excellent opportunity for both end-user and investors looking for location and luxury.

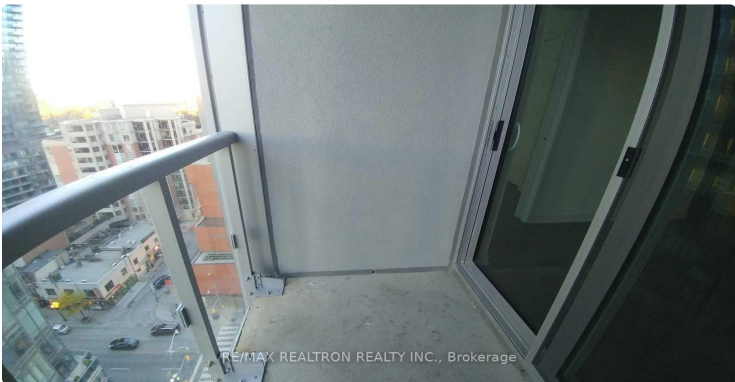
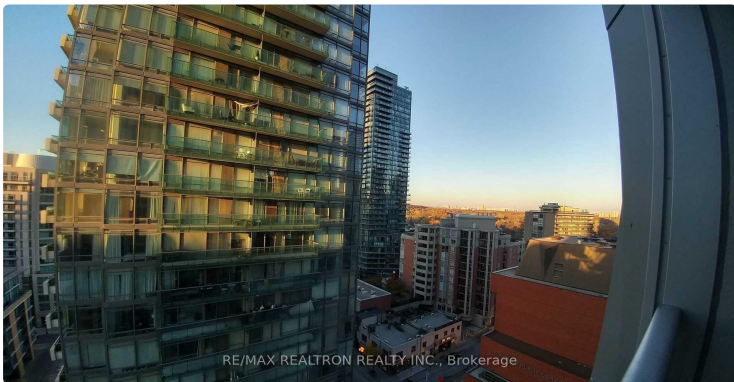
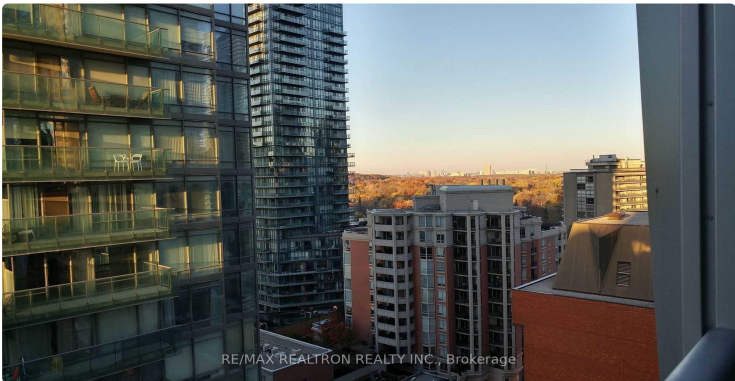
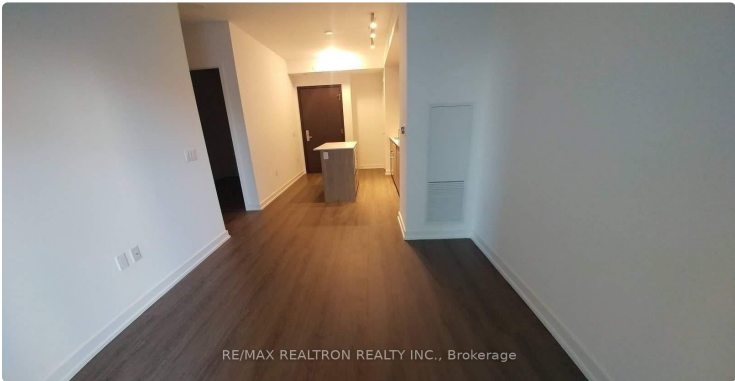
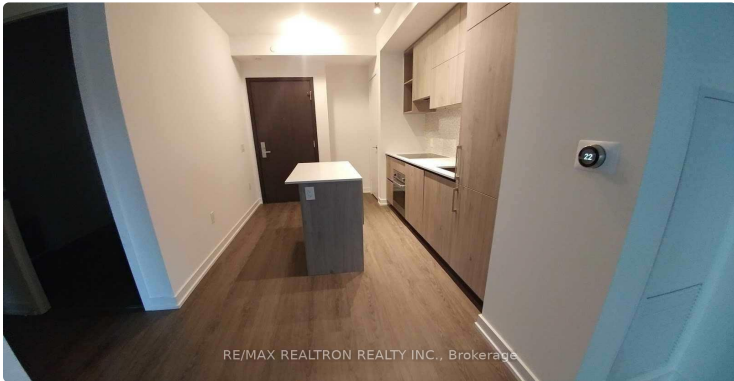
### PROPERTY DETAILS

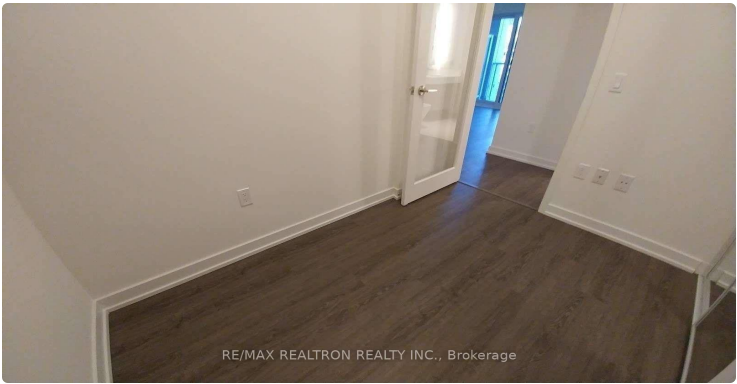
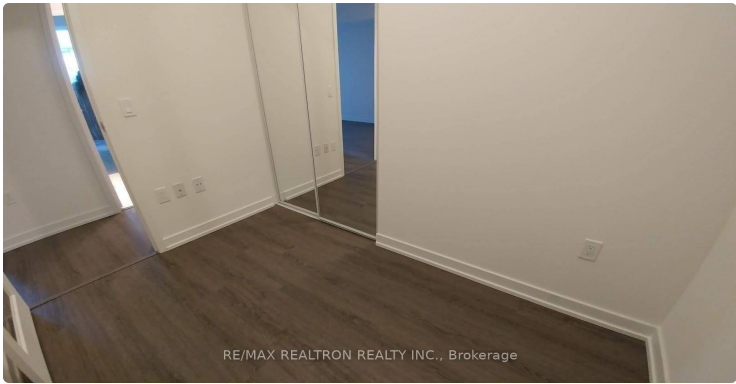
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 6-10 years      |
| AREA RANGE     | 500-599 sqft    |
| ANNUAL TAX     | \$3,622         |
| POSTAL CODE    | M4W 0B1         |
| NEIGHBOURHOOD  | Annex           |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                     |
|-----------------|-------|------------|----------------------------------------------|
| Living Room     | Flat  | —          | Laminate, Combined w/Dining, W/O To Balcony  |
| Dining Room     | Flat  | —          | Laminate, Combined w/Living                  |
| Kitchen         | Flat  | —          | B/I Appliances, Granite Counters, Backsplash |
| Primary Bedroom | Flat  | —          | Laminate, Closet, North View                 |
| Den             | Flat  | —          | Separate Room, Laminate, Closet              |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX REALTRON REALTY INC.

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.