



FOR SALE

DETACHED

MLS# C13838294

# 194 Florence Avenue, Toronto, ON M2N 1G4

Lansing-Westgate, Toronto · M2N 1G4

C\$ 1,250,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 900   | 3       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Priced to Sell! You could not Ask for a Better Location! A Short walk to Yonge/Sheppard Subway, Shops, Restaurants and Nightlife. Newly updated 2Bedroom/2 Full Bath Solid Brick Bungalow with Single Car Garage is a great alternative to condo living or as entry level home into this highly desirable area. Either way, this home will offer you a large Living Area along with a Separate Updated Kitchen / Dining Area. There are 2 Good Sized Bedrooms on the main floor and a newly updated 4PC Bathroom. A Separate Side Entrance leads to a High/Bright Basement with a Kitchenette, Large Rec Room, Separate Bedroom and newly updated 4PC bath. Ideal for growing family or to convert to a potential rental suite. This home offers many opportunities to invest, live in/rent out or build your dream home on this premium 40 x 130 foot mature landscaped lot. Steps to top-rated schools, parks, green spaces, places of worship, major highways, and public transit.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Level
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | Bungalow-Raised             |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Separate Entrance, Finished |
| FACING         | North                       |
| AGE            | 51-99 years                 |
| AREA RANGE     | 700-1100 sqft               |
| PARKING        | 3 spaces                    |
| ANNUAL TAX     | \$7,790                     |
| POSTAL CODE    | M2N 1G4                     |
| NEIGHBOURHOOD  | Lansing-Westgate            |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                               |
|-------------|-------|------------|----------------------------------------|
| Living Room | Main  | —          | Separate Room, Vinyl Floor, Window     |
| Dining Room | Main  | —          | Open Concept, Vinyl Floor, Window      |
| Kitchen     | Main  | —          | Updated, Vinyl Floor, Overlooks Dining |

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| ROOM            | LEVEL    | DIMENSIONS | FEATURES                          |
|-----------------|----------|------------|-----------------------------------|
| Primary Bedroom | Main     | —          | Closet, Vinyl Floor, Window       |
| Bedroom 2       | Main     | —          | Closet, Vinyl Floor, Window       |
| Bedroom 3       | Basement | —          | Closet, Vinyl Floor, Window       |
| Kitchen         | Basement | —          | Vinyl Floor, Window               |
| Recreation      | Basement | —          | Open Concept, Vinyl Floor, Window |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX PLATINUM PIN REALTY

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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.