



FOR SALE

CONDO APARTMENT

MLS# C13842474

170 Avenue Road 206, Toronto, ON M5R 0A4

Annex, Toronto · M5R 0A4

C\$ 1,349,000

2	2	950	1	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A distinctive, fully upgraded residence at Pears on the Avenue offering a rare combination of space, privacy and true indoor-outdoor living. Just under 1,000 sq. ft., this beautifully appointed 2-bedroom, 2-bath suite features 10-ft ceilings, hardwood floors, crown moulding & pot lights throughout, and a proper foyer leading into a thoughtfully designed living space. The upgraded kitchen showcases glass tile backsplash & a large waterfall island, creating a clean, contemporary focal point for the home. What truly sets this residence apart is its nearly 400 sq. ft. wraparound terrace, with direct walkouts from both the kitchen & living room. The generous outdoor footprint visually extends the interior and creates a seamless connection between inside and out-an exceptional amount of private outdoor space in the heart of the city. The unit's second-floor setting further enhances the experience, offering easy access to the building and amenities without relying on elevators, while its position tucked away from the elevator provides a quiet, private sense of arrival. The suite also includes a premium extra-wide accessible parking space with an EV charger, conveniently located beside the elevator. Ideally positioned at the crossroads of Yorkville & The Annex, Pears on the Avenue is one of those buildings that has quietly earned a loyal following among those who know it well. Intimate in scale, exceptionally well managed & built with the quality and proportions that make a home genuinely enjoyable to live in, it is a building where residents tend to stay. Built by Menkes, Pears on the Avenue offers attentive concierge service and exceptional amenities including an indoor pool, fitness centre, guest suite, visitor parking & pet spa. Directly across from Ramsden Park and a short walk to the subway, Whole Foods, great restaurants, boutiques and everything Yorkville has to offer. A sophisticated, highly livable home in one of Toronto's most desirable neighbourhoods.

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

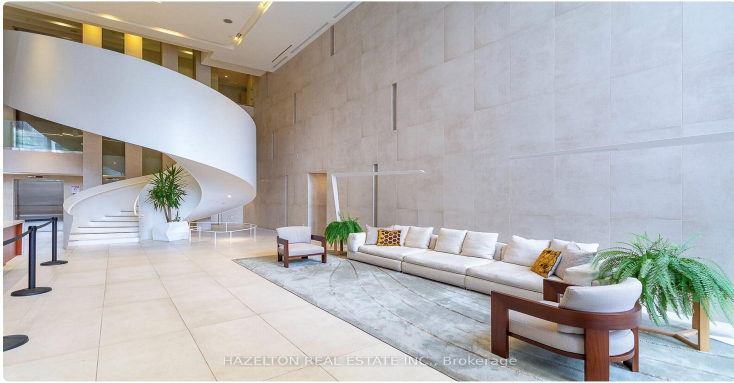
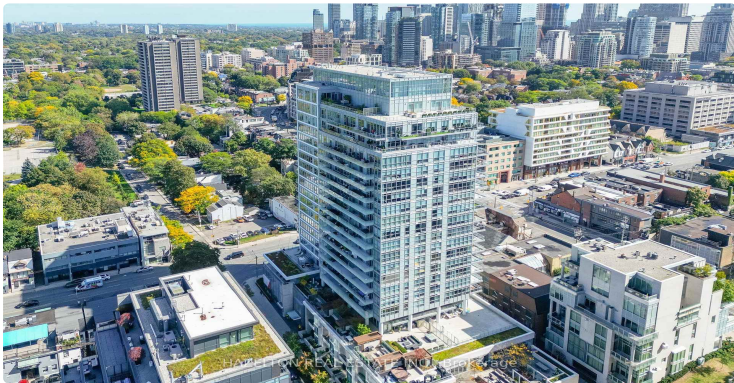
PROPERTY DETAILS

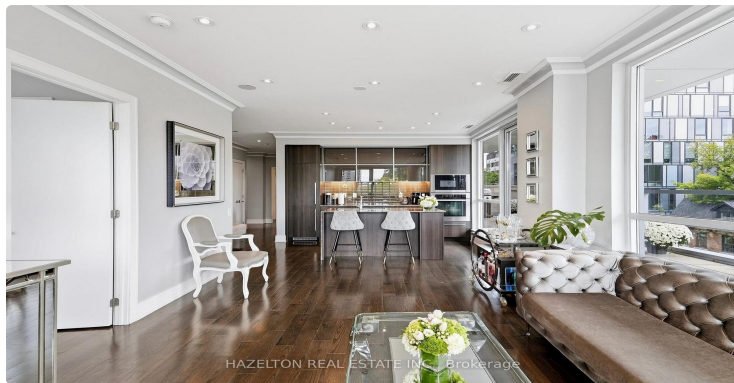
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$6,599
POSTAL CODE	M5R 0A4
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Hardwood Floor
Kitchen	Flat	—	Hardwood Floor, Stainless Steel Appl, Centre Island
Living Room	Flat	—	Hardwood Floor, Window Floor to Ceiling, W/O To Terrace
Primary Bedroom	Flat	—	Hardwood Floor, 4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Flat	—	Hardwood Floor, Window Floor to Ceiling, Double Closet
Foyer	Flat	—	Hardwood Floor, Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.