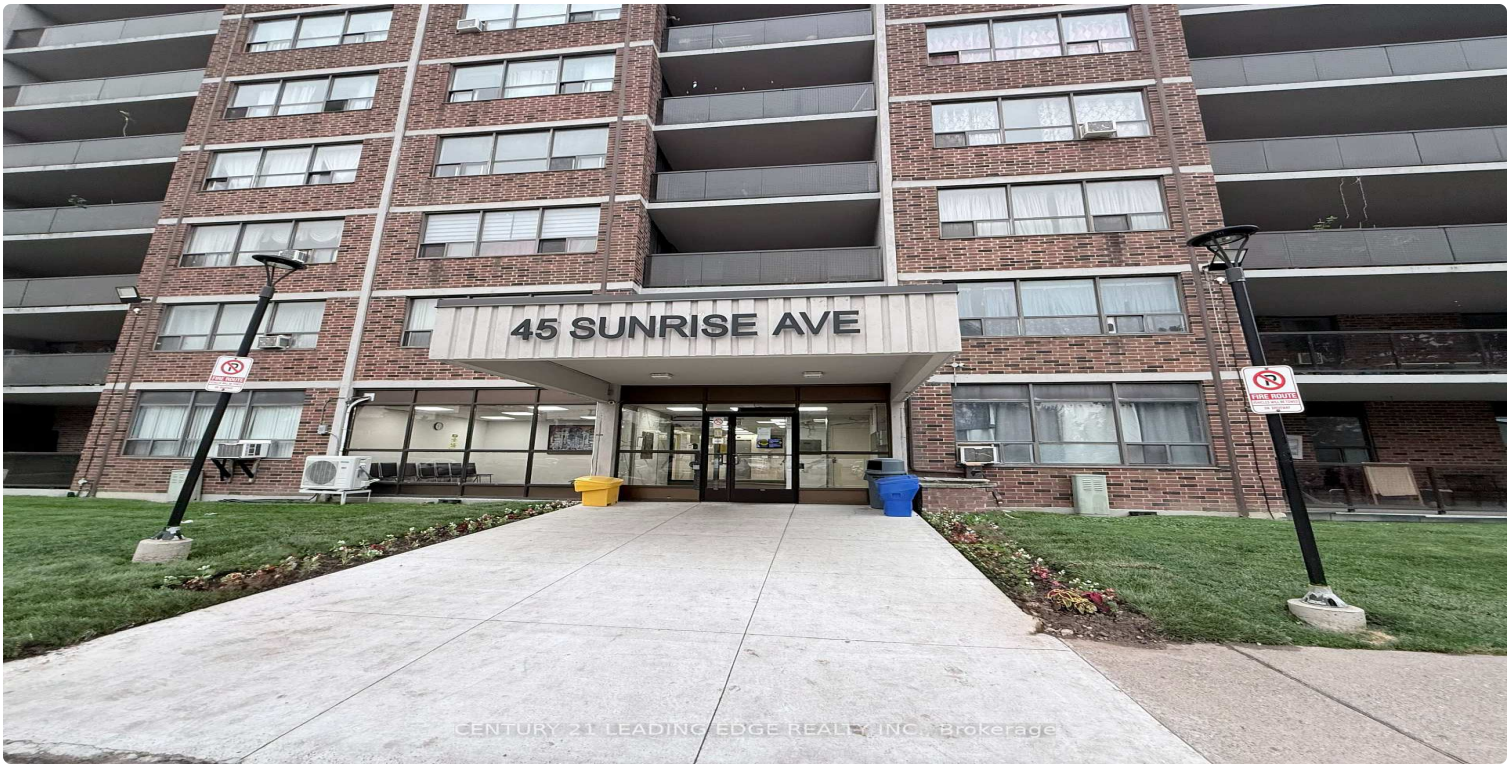




FOR SALE

CONDO APARTMENT

MLS# C13851714

45 Sunrise Avenue 701, Toronto, ON M4A 2S3

Victoria Village, Toronto · M4A 2S3

C\$ 399,000

2	1	950	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****Seller is Open To Considering Vendor Take-Back (VTB) Financing, Subject to Seller's Terms, Conditions and Buyer Qualifications**.** Welcome to this bright, spacious, and open-concept 2-bedroom condo offering comfort, convenience, and exceptional value. The functional layout features a large kitchen with ample space, overlooking a generous family-sized living and dining area perfect for everyday living. Enjoy an abundance of natural light throughout the unit, with a walk-out from the living area to a large private balcony, ideal for morning coffee or relaxing evenings. The spacious primary bedroom features parquet flooring, large walk-in closets, while the second bedroom offers flexibility for family or a home office. Residents enjoy excellent building amenities including an outdoor swimming pool, basketball court, gym, leisure room and beautifully maintained grounds. Ideally located in the sought-after Victoria Village community, this home is close to numerous malls and grocery stores, parks, schools, community centres, place of worship, restaurants, and cafes. Commuters will appreciate easy access to TTC transit, major highways, and the Eglinton LRT. The maintenance fees include heat, hydro, water and parking. This is a fantastic opportunity offering tremendous value to own a spacious home giving you the flexibility to make it your own in one of Toronto's most convenient neighbourhoods.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,327
POSTAL CODE	M4A 2S3
NEIGHBOURHOOD	Victoria Village

ROOM BREAKDOWN

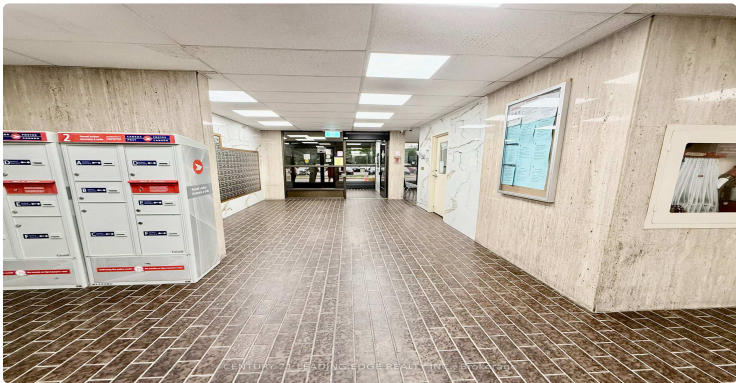
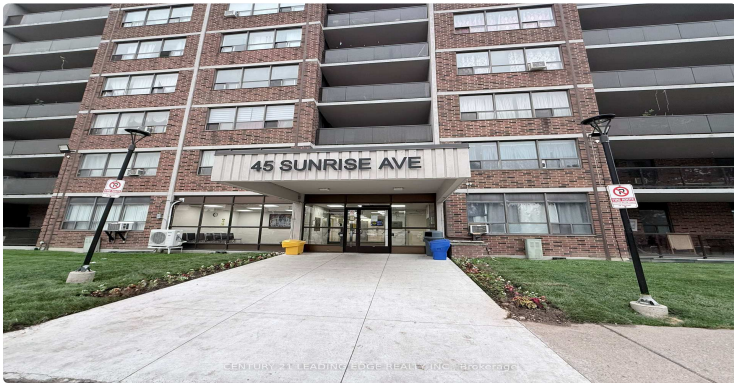
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, Parquet, W/O To Balcony
Dining Room	Flat	—	Combined w/Living, Parquet
Kitchen	Flat	—	Ceramic Floor
Breakfast	Flat	—	Ceramic Floor, Combined w/Kitchen

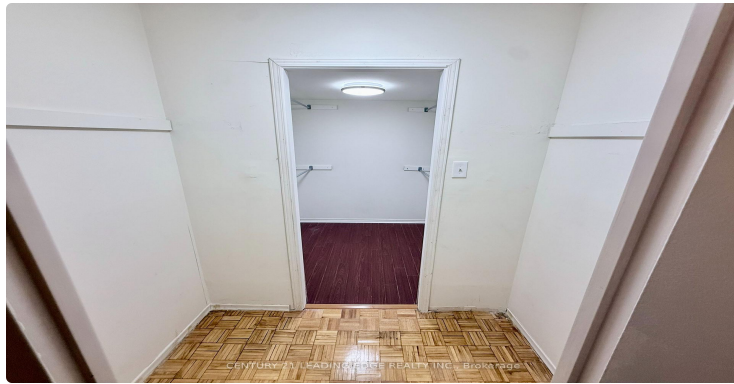
45 Sunrise Avenue 701, Toronto, ON M4A 2S3

CENTURY 21 LEADING EDGE REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Walk-In Closet(s), Parquet, Window
Bedroom 2	Flat	—	Closet, Parquet, Window
Den	Flat	—	Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.