



FOR SALE

DUPLEX

MLS# C13852988

250 Shuter Street, Toronto, ON M5A 1W2

Moss Park, Toronto · M5A 1W2

C\$ 1,220,000

6	3	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

In the heart of Downtown Toronto, a legal 2 units, 2-storey duplex presents an excellent opportunity for investors, first-time buyers, and those seeking a flexible income-producing property. Why take on the uncertainty, stress, time and expense of a major renovation/build when the work is already done? This move-in-ready duplex features two fully self-contained apartments, each with its own separate entrance, separate hydro meter, forced-air gas furnace, in-suite laundry and quality appliances. Ideal for an investor seeking rental income or a first-time buyer looking to live in one unit while generating income from the other. The property has enjoyed a consistent rental income over the years, attracting working professionals and students who value the convenience of downtown living with modern comfort. Located directly on a TTC bus route and close to a subway station, with a short 15-minute walk to George Brown College, CF Toronto Eaton Centre and Toronto Metropolitan University (TMU), this property combines income potential, convenience and urban lifestyle. The main floor and the basement combine as one unit of 4 bed & 2 washrooms. Its kitchen with cream hexagon ceramic backsplash brings warmth to the grey cabinetry and stainless steel appliances, laundry and an outdoor escape to a cute backyard. Opening the second front door is an entrance up the stairs to a 2 bedroom, 1x3 pc bath & laundry. This 2nd floor self contained unit is a modern & bright apartment. The combined living/dinning with an open concept overlooking the kitchen with stainless steel appliances. Off the first bedroom is a balcony overlooking the backyard. A 3pc washroom by the hallway and laundry. Wanting to own and get potential income? Book a showing to see this handsome duplex today! Or watch 2 videos separately of each unit in 3D

FEATURES

- ✓ Basement
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

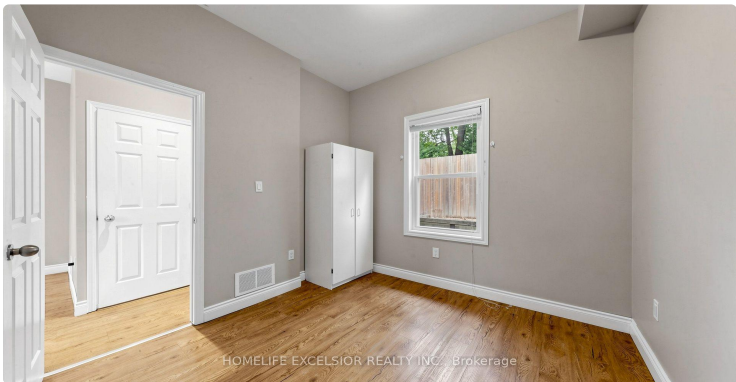
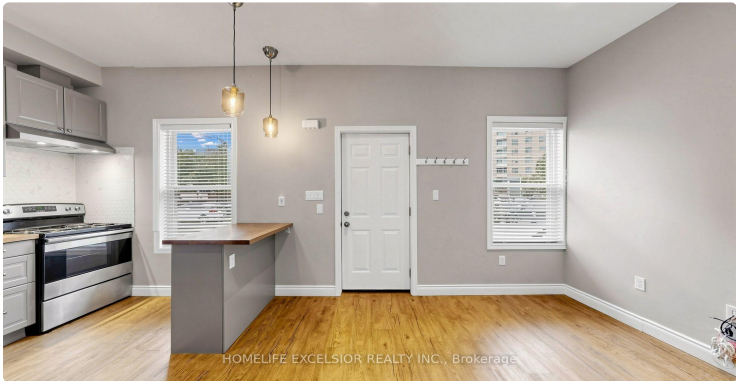
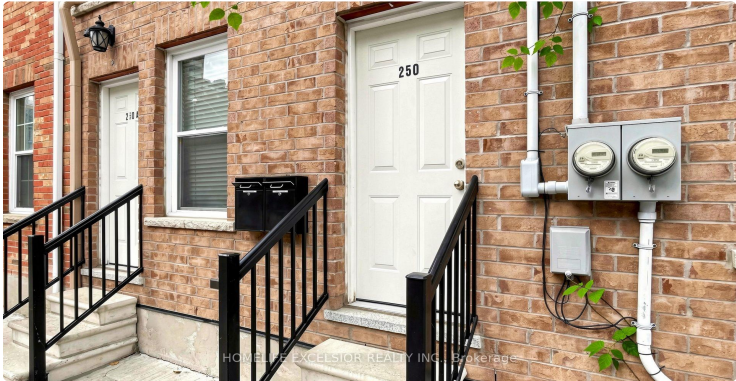
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,095
POSTAL CODE	M5A 1W2
NEIGHBOURHOOD	Moss Park

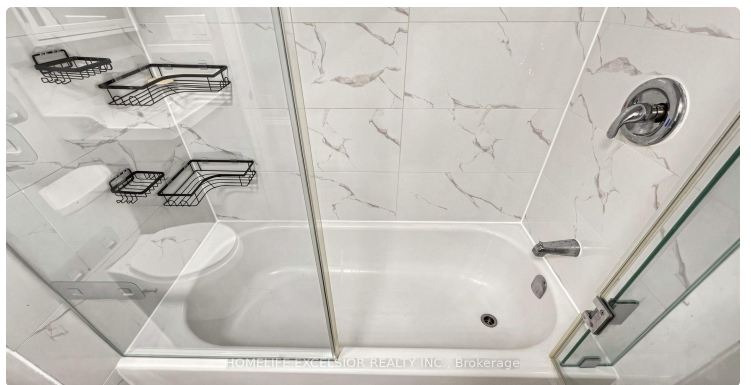
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
250 Shuter Street, Toronto, ON M5A 1W2			HOMELIFE EXCELSIOR REALTY INC.

Kitchen	Main	—	Stainless Steel Appl, Window, Ceramic Backsplash
Living Room	Main	—	Combined w/Dining, Window, Laminate
Kitchen	Main	—	Open Concept, Ceramic Backsplash, Stainless Steel Appl
Primary Bedroom	Main	—	Overlooks Backyard, Window, Laminate
Bedroom 2	Main	—	Overlooks Backyard, Window, Laminate
Recreation	Basement	—	Combined w/Laundry, 4 Pc Bath, Laminate
Bedroom	Basement	—	Closet, Window, Laminate
Bedroom 5	Basement	—	Closet, Window, Laminate
Living Room	Second	—	Combined w/Dining, Window, Pot Lights
Kitchen	Second	—	Open Concept, Ceramic Backsplash, Stainless Steel Appl
Bedroom 3	Second	—	Balcony, Window, Closet
Bedroom 4	Second	—	Window, Closet, Laminate
—	—	—	—

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.