



FOR SALE

SEMI-DETACHED

MLS# C13853328

431 Lansdowne Avenue, Toronto, ON M6H 3Y2

Dufferin Grove, Toronto · M6H 3Y2

C\$ 989,000

3	2	1,300	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 431 Lansdowne Ave in vibrant treelined ,historic Brockton Village! For the first in over 60 years, this solidly built 2 Storey 3 Bedroom, 2 Bathroom, Semi Detached family home is coming to market, and is ready for it's next chapter. Bright, spacious principal rooms and large windows, together with a beautiful west exposure, allow for an abundance of natural sunlight throughout the entire family home. The main level features classic hardwood and ceramic tile flooring. Enjoy an expansive eat-in Kitchen, a separate formal Dining Room, and a cozy Living Room complete with a fireplace, perfect for family gatherings and entertaining. A Mud Room/ Storage Room off the Kitchen leads to the backyard. The second floor offers three generous size Bedrooms with a bonus Sunroom off the third Bedroom, a 4-Piece Bathroom and ample storage . The basement includes a 3-Piece Bathroom with a Walk/In Shower. A Laundry area includes a Double Sink and Washing Machine. The basement also offers unlimited potential to design your dream recreation room, home office or guest suite. Significant Mechanical updates include a new Roof (2022), Central AC (2026) , High Efficiency Furnace (2026) , and a Hot Water Tank (2024) Step outside to a totally fenced private backyard that leads to a 2 Car private concrete Parking Pad , situated at the rear of the backyard and accessed via the rear Laneway. This property also boasts exceptional "Laneway" housing build potential allowing you, based on municipal approvals to construct a secondary Guest Suite, coach house or garage to maximize your return on investment. Located just steps to TTC transit, 7 minute walk to Lansdowne Subway station, schools, parks, playgrounds, and top local shops, Dufferin Mall, and numerous amenities and restaurants. This property is packed with incredible potential for families , renovators and investors alike

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

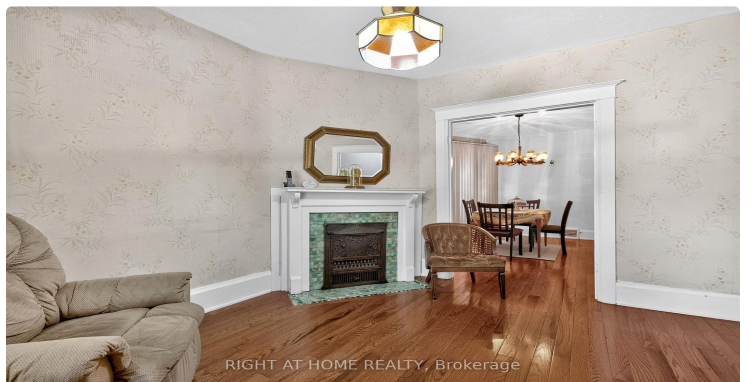
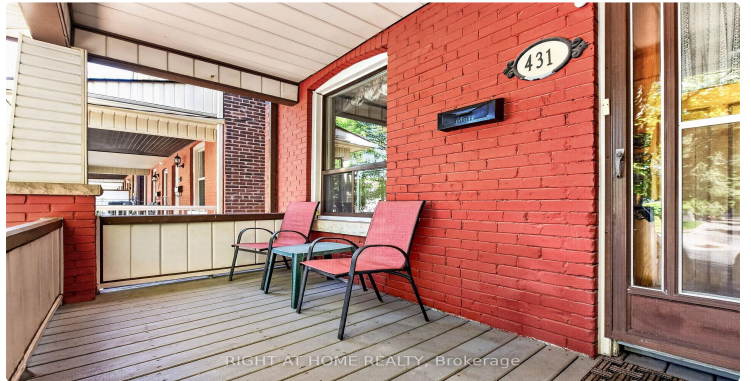
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Unfinished
FACING	East
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,709
POSTAL CODE	M6H 3Y2
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Large Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Large Window
Kitchen	Main	—	Ceramic Floor, Eat-in Kitchen, Ceramic Backsplash
Mud Room	Main	—	Ceramic Floor, W/O To Yard, Overlooks Garden
Primary Bedroom	Second	—	Laminate, Large Window, Closet
Bedroom 2	Second	—	Laminate, Large Window, Closet
Bedroom 3	Second	—	Vinyl Floor, Window, Closet
Sunroom	Second	—	Broadloom, Large Window, Overlooks Backyard

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.