



ROYAL LEPAGE WEST REALTY GROUP LTD., Brokerage

FOR SALE

TRIPLEX

MLS# C14030438

28 Concord Avenue, Toronto, ON M6H 2P1

Palmerston-Little Italy, Toronto · M6H 2P1

C\$ 1,450,000

6	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

If you value large scale and versatility, this grand three-storey Edwardian on a 25' x 137' lot will offer you choices. Be charmed by the original stained glass, hardwood floors, soaring ceilings, oversized windows & an optimized east-facing front porch. With over 3000 SqFt of usable space in the entire home, reimagine a single-family home, multigenerational living or continue generating rental income by maintaining separation. 2 entrances are located at the front & 1 on the side. The currently tenanted main level of approximately 850 SqFt features generous storage and walk-in closets. The staircase to the second and third floors are exceptionally wide. The upper levels have been recently vacated by the owner and form one spacious unit of approx 1,500 SqFt ideal for an owner's residence or rental suite. The generous layout features separate living and dining rooms, a den, three generously sized bedrooms and two full 4-piece bathrooms. The basement, accessible via the side entrance, provides additional square footage. It was previously used as a separate living space with a kitchen, washroom and 3 additional rooms with windows. The deep west-facing backyard unfolds into distinct zones for gardening, play & entertaining, creating a private urban retreat with afternoon and evening sun. A legal front-yard parking pad adds valuable urban convenience. Ideally situated just north of College Street, walk to the highly rated Dewson St School & north to the subway, Dufferin Mall, CTA High School and neighbourhood parks. The Ossington Strip, Little Italy, Trinity Bellwoods, independent shops and cafés are all nearby, with the University of Toronto just a quick commute away. A distinguished Toronto grand dame held by the same family for more than 55 years with remarkable proportions, enduring character and incredible possibilities - ready for your design, update or renovate and become part of its story.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Partially Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	1.5 spaces
ANNUAL TAX	\$9,720
POSTAL CODE	M6H 2P1
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Doors
Living Room	Main	—	Hardwood Floor, Stained Glass, Moulded Ceiling
Kitchen	Main	—	Overlooks Backyard, Window, Eat-in Kitchen
Office	Main	—	Hardwood Floor, Window, Overlooks Backyard
Bedroom	Main	—	Hardwood Floor, Walk-In Closet(s), Overlooks Backyard
Living Room	Second	—	Hardwood Floor, Large Window, W/O To Terrace
Kitchen	Second	—	Overlooks Backyard, Window, Eat-in Kitchen
Dining Room	Second	—	Hardwood Floor, Large Window, Overlooks Backyard
Office	Second	—	Hardwood Floor, Stained Glass, Overlooks Frontyard
Primary Bedroom	Third	—	Hardwood Floor, Bay Window, Walk-In Closet(s)
Bedroom 2	Third	—	Hardwood Floor, Bay Window, Closet
Bedroom 3	Third	—	Hardwood Floor, Bay Window, Closet
Kitchen	Basement	—	—
Living Room	Basement	—	—
Bedroom	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE WEST REALTY GROUP LTD.

Email: pshaganenko@gmail.com

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.