



FOR SALE

SEMI-DETACHED

MLS# C14086068

15 Lumbervale Avenue, Toronto, ON M6H 1C7

Dufferin Grove, Toronto · M6H 1C7

C\$ 949,000

4	3	900	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Multiple Possibilities in a Fantastic Little Portugal Location! Featuring 3 separate units and 3 full bathrooms, this property offers incredible flexibility for investors or owner-occupants looking to create their ideal home. With plenty of potential to add value and make it your own, the layout offers a range of possibilities. The main floor features a living room, bedroom, and eat-in kitchen with a walkout to the yard. The second floor offers three bedrooms, one currently used as a second kitchen, and a 4-piece bathroom. The finished lower level includes a kitchen, recreation room, additional room, 4-piece bathroom, and a separate walk-up entrance to the front yard. Enjoy unmatched transit accessibility, with the TTC just steps away, along with a lively mix of cafés, restaurants, cool shops, and everyday services. Close to schools, Park, with easy access to Dundas West, College, and Roncesvalles. An excellent opportunity to invest, renovate, or create a home tailored to your needs in one of Toronto's vibrant neighbourhoods!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Public Transit
- ✓ Arts Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	South
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,758
POSTAL CODE	M6H 1C7
NEIGHBOURHOOD	Dufferin Grove

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	3.60 x 3.10	Laminate, Combined w/Living, Window
Bedroom	Ground	3.60 x 2.90	Laminate, Window

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	4.00 x 3.00	Ceramic Floor, Eat-in Kitchen, W/O To Yard
Bedroom	Second	3.23 x 2.32	Laminate, Window
Bedroom	Second	4.10 x 3.60	Laminate, Window
Kitchen	Second	3.00 x 2.50	Laminate, Window
Kitchen	Second	3.30 x 3.00	Laminate, Window
Bedroom	Basement	3.53 x 3.69	Tile Floor
Living Room	Basement	2.90 x 3.39	Tile Floor
Kitchen	Basement	—	Tile Floor

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.