



FOR SALE

DETACHED

MLS# C14086634

# 21 Albertus Avenue, Toronto, ON M4R 1J5

Lawrence Park South, Toronto · M4R 1J5

C\$ 2,499,888

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 5         | 2,250 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Experience urban elegance in the heart of prestigious Lytton Park. Set on a picturesque, tree-lined, family-friendly street, this exceptional 4-bedroom, 5-bathroom residence offers a rare blend of timeless sophistication, modern comfort, and unmatched convenience in one of Toronto's most sought-after neighbourhoods. Thoughtful craftsmanship shines throughout, with soaring ceilings, gleaming hardwood floors, and natural stone finishes creating a refined yet welcoming atmosphere, enhanced by smart home features and remote-controlled blinds for everyday ease and comfort. Designed for effortless family living and entertaining, the elegant formal living and dining rooms are ideal for hosting holiday celebrations, while the open-concept kitchen, breakfast area, and family room form a warm, inviting space where family and friends naturally gather-perfect for both everyday living and cozy evenings by the gas fireplace. Unwind in the luxurious primary suite, a peaceful retreat complete with tranquil garden views, a spa-inspired ensuite, and a spacious walk-in closet. Three additional bedrooms and a convenient second-floor laundry room provide exceptional comfort and functionality for growing families, along with ample storage throughout. The walk-out lower level extends the living space even further-perfect for movie nights, a children's play area, a home gym, or welcoming overnight guests. Just steps to the boutiques, cafés, restaurants, and everyday conveniences of vibrant Yonge Street, and moments from some of Toronto's finest public and private schools, this home offers an unparalleled Lytton Park lifestyle with effortless access to downtown. More than a home-it's an opportunity to experience refined family living in one of Toronto's most prestigious communities.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | South                  |
| AREA RANGE     | 2000-2500 sqft         |
| PARKING        | 3 spaces               |
| ANNUAL TAX     | \$13,008               |
| POSTAL CODE    | M4R 1J5                |
| NEIGHBOURHOOD  | Lawrence Park South    |

## ROOM BREAKDOWN

| ROOM                                    | LEVEL | DIMENSIONS | FEATURES | KELLER WILLIAMS PORTFOLIO REALTY |
|-----------------------------------------|-------|------------|----------|----------------------------------|
| 21 Albertus Avenue, Toronto, ON M4R 1J5 |       |            |          |                                  |

|                 |        |   |                                                     |
|-----------------|--------|---|-----------------------------------------------------|
| Living Room     | Main   | — | Hardwood Floor, Large Window, Combined w/Dining     |
| Dining Room     | Main   | — | Wainscoting, Crown Moulding, Combined w/Living      |
| Kitchen         | Main   | — | Hardwood Floor, Granite Counters, Centre Island     |
| Family Room     | Main   | — | Hardwood Floor, Gas Fireplace, W/O To Deck          |
| Breakfast       | Main   | — | Hardwood Floor, Crown Moulding, Combined w/Kitchen  |
| Primary Bedroom | Second | — | 5 Pc Ensuite, Walk-In Closet(s), Overlooks Backyard |
| Bedroom 2       | Second | — | Hardwood Floor, Double Closet, Crown Moulding       |
| Bedroom 3       | Second | — | Hardwood Floor, B/I Closet, Crown Moulding          |
| Bedroom 4       | Second | — | Hardwood Floor, Overlooks Frontyard, Double Closet  |
| Recreation      | Lower  | — | Hardwood Floor, Gas Fireplace, W/O To Garden        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

KELLER WILLIAMS PORTFOLIO REALTY

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