



FOR SALE

DETACHED

MLS# C14087428

159 Lawrence Avenue W, Toronto, ON M5M 1A9

Lawrence Park South, Toronto · M5M 1A9

C\$ 1,349,000

3	2	1,300	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Remarkable value in this detached 3 bed home in Lawrence Park! Charming and functional with high-value updates that haven't compromised its character details. The main floor is accented by a bay window, wood-burning fireplace, hardwood floors and French doors and elevated further with pot lights, upgraded fixtures, and large, open-concept, renovated kitchen with island and breakfast bar, stainless steel appliances and walk out to rear yard. The second floor provides three generously sized bedrooms and an updated bathroom along with laundry area. The back yard is a blank canvas ready for spring planting. Separate garage needs some TLC but offers additional parking or storage. This property also includes a tenanted and cash-flowing separate apartment to help offset expenses. Live in the main house and enjoy extra income, or, rent out both units and enjoy this uncomplicated duplex. Walking distance to Lawrence Subway Station, a quick drive to the 401, incredible schools and easy access to Yonge St shopping and family friendly parks.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$8,947
POSTAL CODE	M5M 1A9
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Centre Island, Ceramic Backsplash, Stainless Steel Appl
Dining Room	Main	—	Hardwood Floor, Large Window
Living Room	Main	—	Bay Window, Fireplace, Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Large Window, Closet Organizers
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Living Room	Lower	—	Concrete Floor, 3 Pc Ensuite, Pot Lights
Kitchen	Lower	—	Stainless Steel Appl, Concrete Floor, Pot Lights
Laundry	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

LANDLORD REALTY INC.

Email: pshaganenko@gmail.com

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