



RE/MAX REALTY SPECIALISTS INC. Brokerage

FOR SALE

DETACHED

MLS# C14099448

58 Franklin Avenue, Toronto, ON M2N 1B6

Lansing-Westgate, Toronto · M2N 1B6

C\$ 908,888

2	2	900	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

First time offered in over 45 years. At 864 sq ft plus a finished basement, this efficient floorplan is more functional than you'd expect, with a living and dining room, 2 bedrooms, 2 full washrooms and a 3-season sunroom. The interior has been freshly painted throughout (2026). The finished rec room features a wood-burning fireplace, a built-in bar and two large windows. Built to last, with full concrete block construction and approx. 7 inches of concrete between levels. Parking for up to 4 cars in total on the property. This home comes with a detached double car garage that is ideal for hobbies, extra storage or parking. Located in Lansing-Westgate, a short walk to Yonge Street shops and restaurants, with easy 401 access and close to Yonge/Sheppard subway. Book your showing today.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,727
POSTAL CODE	M2N 1B6
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Bay Window, Hardwood Floor, California Shutters
Dining Room	Ground	—	Window, Hardwood Floor, California Shutters
Kitchen	Ground	—	Window, Double Sink, B/I Appliances
Primary Bedroom	Ground	—	Mirrored Closet, W/O To Sunroom, Broadloom

58 Franklin Avenue, Toronto, ON M2N 1B6

RE/MAX REALTY SPECIALISTS INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	—	Window, Hardwood Floor, Closet
Sunroom	Ground	—	Broadloom, Sliding Doors, Overlooks Backyard
Bathroom	Ground	—	4 Pc Bath, Window, Ceramic Floor
Recreation	Basement	—	Fireplace, B/I Bar, Window
Other	Basement	—	B/I Bar, Dry Bar, B/I Shelves
Laundry	Basement	—	Double Sink, 3 Pc Bath, Window
Bathroom	Basement	—	3 Pc Bath
Utility Room	Basement	—	Unfinished, Window
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SPECIALISTS INC.

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.