



FOR SALE

CONDO APARTMENT

MLS# C14104100

117 Gerrard Street E 207, Toronto, ON M5B 2L4

Church-Yonge Corridor, Toronto · M5B 2L4

C\$ 409,990

2	1	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome Home! This Spacious 759 Sq Ft One + Den Unit in a Boutique Condo gives you the sense of space in the Toronto downtown core! *Functional layout, wall-to-wall windows for the Open Concept Living and Dining Room, spacious bedroom with walk-in closet and den provide limitless flexibility! *With your own creativity, the good size den can be a second bedroom, a home office or a greenhouse retreat for your morning coffee! *Freshly painted, laminated flooring throughout, Updated bathroom. *Further expand on your imagination, Kitchen remains "as is" for the new owners to create their tailor-made gourmet kitchen. *24 Hours Concierge, Roof Top Terrace, Gym, Party Room and Visitor Parking. *Steps to all Amenities, shopping, restaurants, supermarkets and transit. 10 Minutes to Eaton Centre, St. Michael's Hospital, Yonge Street Corridor, TMU, U of T and Financial district. *15 Minutes to 5 other hospitals, like SickKids and Toronto General Hospitals, along the University Ave area! *One Underground Parking included! Perfect for First Time Buyers, Young Working Professionals and Parents! **Time to act now. Don't missed out on this affordable City Oasis!

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

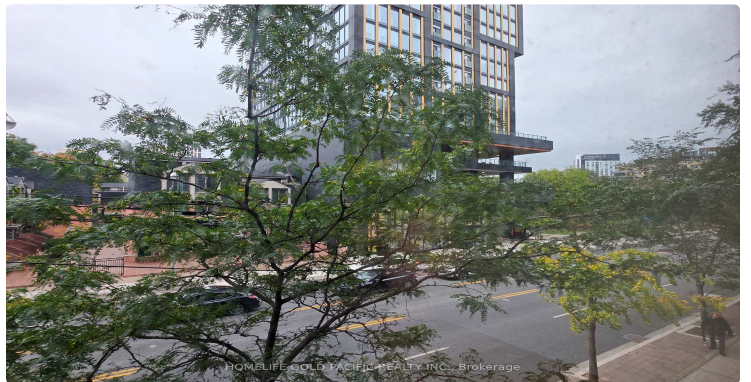
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,248
POSTAL CODE	M5B 2L4
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, Laminate
Living Room	Flat	—	Combined w/Dining, Laminate
Dining Room	Flat	—	Combined w/Living, Laminate, Open Concept
Dining Room	Flat	—	Combined w/Living, Laminate, Open Concept
Kitchen	Flat	—	Ceramic Floor, Double Sink

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Ceramic Floor, Double Sink, Ceramic Backsplash
Bedroom	Flat	—	Laminate, Walk-In Closet(s)
Bedroom	Flat	—	Laminate, Walk-In Closet(s)
Den	Flat	—	Laminate, Separate Room, Large Window
Den	Flat	—	Laminate, Separate Room, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.