



FOR SALE

DETACHED

MLS# C14135216

23 Roycrest Avenue, Toronto, ON M2N 1R1

Lansing-Westgate, Toronto · M2N 1R1

C\$ 2,388,000

9	2	1,300	16	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****RARE RAVINE-BACKED INVESTMENT & DEVELOPMENT OPPORTUNITY IN PRIME NORTH YORK!****Nestled at the end of a quiet cul-de-sac, this exceptional property offers approximately 1.8 acres of ravine setting, mature trees, beautiful natural surroundings and outstanding privacy.****Featuring a LEGAL WALK-OUT BASEMENT APARTMENT with strong existing rental income!**** An excellent opportunity for investors seeking immediate cash flow while exploring the property's long-term potential.Ideal for luxury custom home buyers, builders and developers looking to explore a magnificent custom estate, multi-unit residential development or purpose-built rental apartments, subject to municipal approvals, zoning and ravine protection regulations.Conveniently located near Yonge & Sheppard, subway access, shopping, restaurants, schools and major highways.****A UNIQUE OPPORTUNITY COMBINING CURRENT RENTAL INCOME, EXCEPTIONAL PRIVACY, NATURAL BEAUTY AND FUTURE DEVELOPMENT POTENTIAL!****

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	16 spaces
ANNUAL TAX	\$11,191
POSTAL CODE	M2N 1R1
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

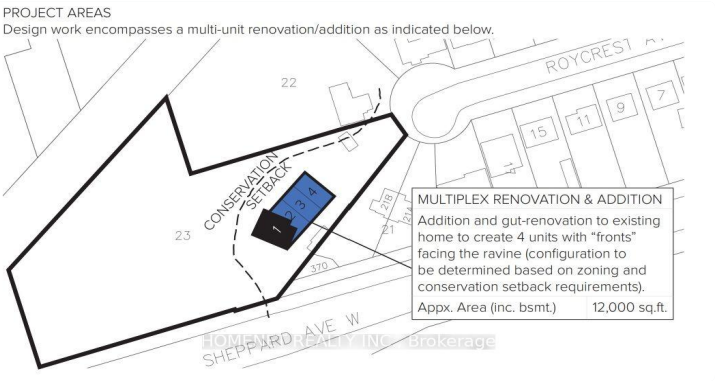
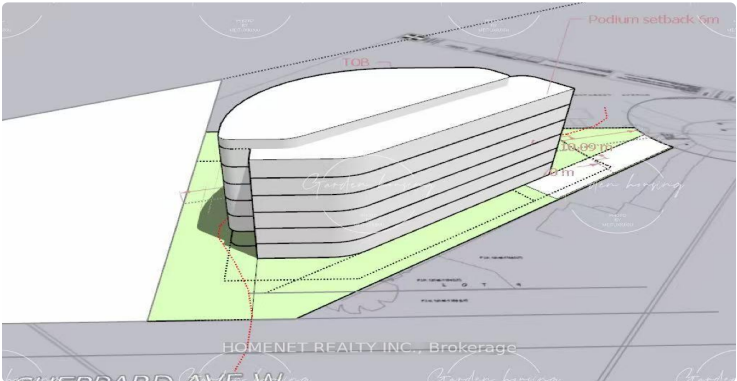
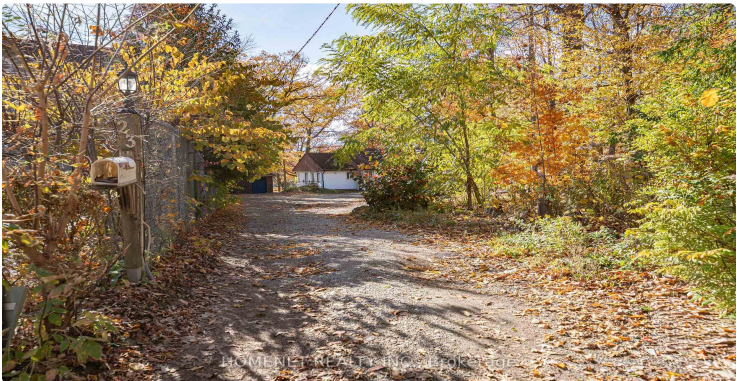
ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	—
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Bedroom 4	Main	—	—

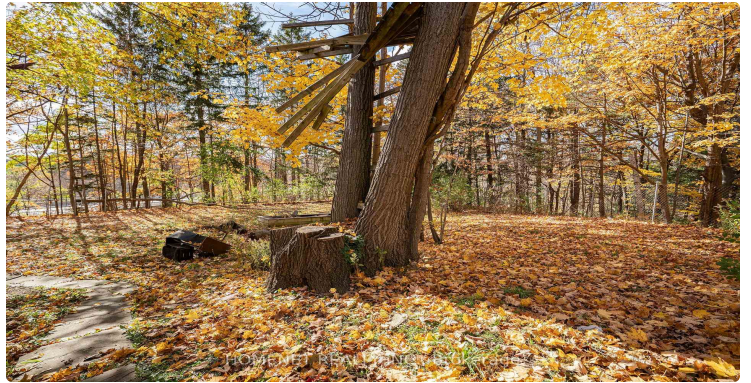
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HOMENET REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMENET REALTY INC.

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Prepared for you on October 31, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.