



FOR SALE

CONDO APARTMENT

MLS# C14135360

117 E Gerrard Street E 410, Toronto, ON M5B 2L4

Church-Yonge Corridor, Toronto · M5B 2L4

C\$ 558,800

3	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this spacious, beautifully refreshed 2-bedroom plus sunroom, 2-bathroom suite offering over 1,000 sq. ft. of comfortable downtown living! Freshly painted throughout, including smooth ceilings , this bright, move-in-ready home features a functional layout, generous principal rooms, expansive windows and modern flooring throughout. Enjoy separate living and dining areas, a practical kitchen with ample cabinetry, two well-proportioned bedrooms and a sun-filled solarium that can potentially be converted into a 3rd bedroom, home office or additional living space! The primary bedroom features a walk-thru closet and ensuite bathroom. Includes 1 underground parking space and 1 locker! Exceptional value with maintenance fees covering heat, hydro, water, air conditioning, Bell Fibe Internet and TV! No separate hydro bill! Enjoy ensuite laundry and excellent building amenities including 24-hour concierge, fitness centre, sauna, party/recreation room, rooftop terrace with BBQs and hot tub, and visitor parking. Fantastic downtown location at Gerrard & Jarvis! Steps to Toronto Metropolitan University (TMU), minutes to the Eaton Centre, Yonge-Dundas Square, Allan Gardens, shopping, groceries, restaurants and TTC transit. Convenient access to the University of Toronto, major hospitals and the Financial District. A rare opportunity to enjoy generous living space, all-inclusive maintenance fees and exceptional downtown convenience! Floor Plan And Measurements Are Approximate. Photos are virtually staged.

FEATURES

✓ Garage

PROPERTY DETAILS

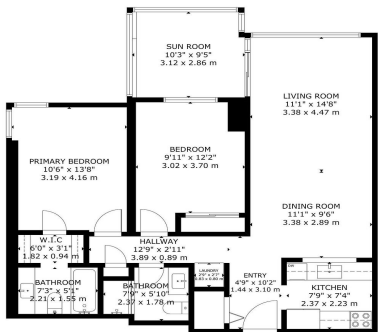
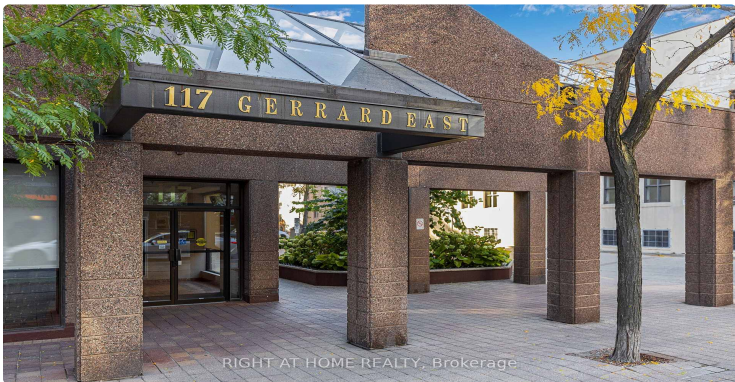
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,008
POSTAL CODE	M5B 2L4
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Open Concept, California Shutters, Hardwood Floor
Dining Room	Flat	—	Hardwood Floor
Kitchen	Flat	—	Tile Floor, B/I Dishwasher

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Window, Large Closet, Ensuite Bath
Bedroom 2	Flat	—	Hardwood Floor, Window, Closet
Sunroom	Flat	—	Hardwood Floor, Sliding Doors, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.