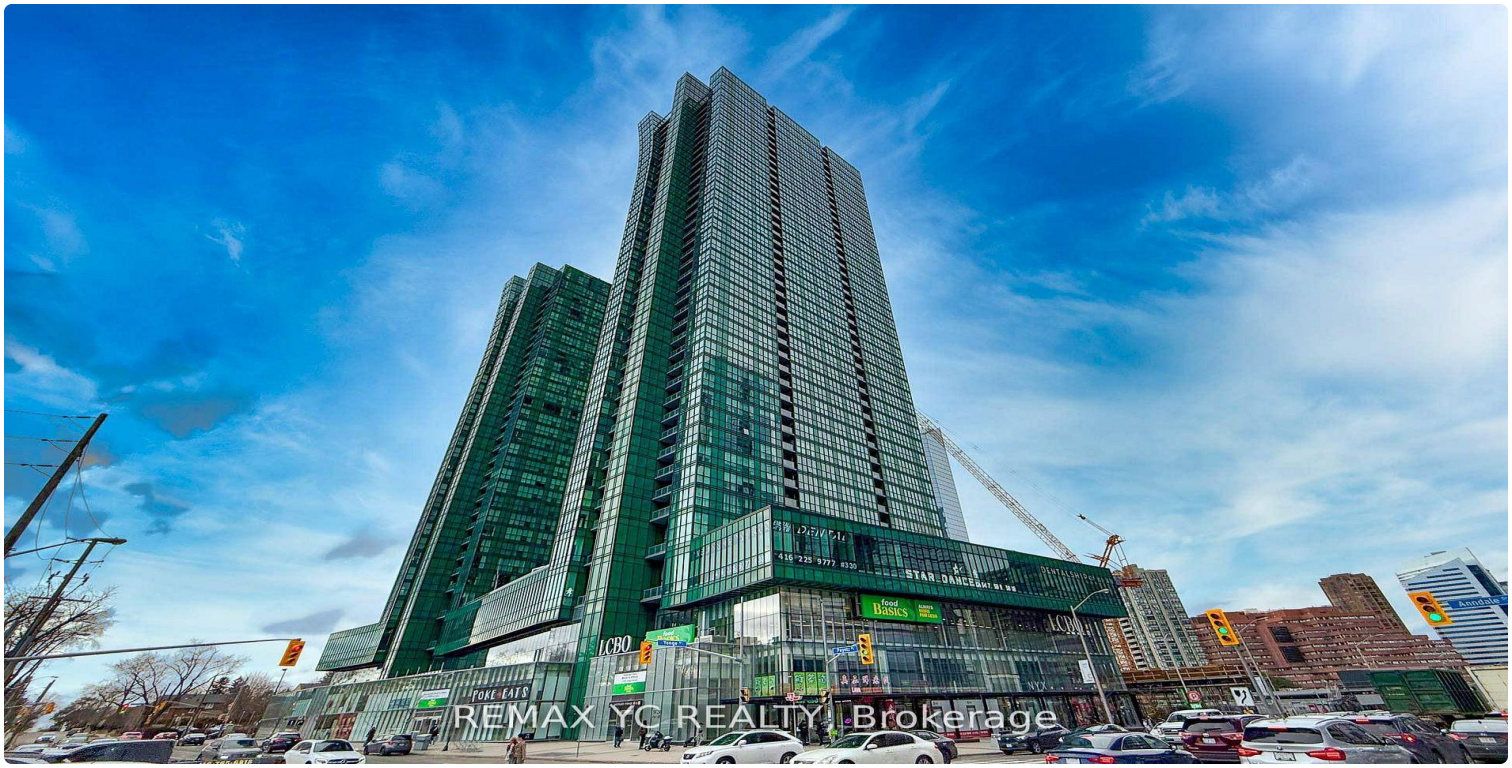


FOR SALE | CONDO APARTMENT | MLS# C14140380

11 Bogert Avenue 1602, Toronto, ON M2N 0H4

Lansing-Westgate, Toronto · M2N 0H4

C$ 680,000

3	2	850	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this exceptional southeast corner residence at Emerald Park Condos, ideally situatedin the heart of Yonge & Sheppard. This beautifully maintained 2-bedroom + den suite offers abright, open-concept layout with approximately 930 sq ft of total living space, complemented byfloor-to-ceiling windows that flood the unit with natural sunlight and showcase unobstructedpanoramic views of the city skyline and Lake Ontario.Designed for both comfort and functionality, the suite features a desirable split-bedroomlayout, 9-foot ceilings, and a versatile den that can easily be enclosed to serve as a homeoffice, guest room, or potential third bedroom. The modern kitchen is equipped with granitecountertops, stainless steel appliances, and a large centre island, ideal for both everydayliving and entertaining.Freshly painted and professionally cleaned, this move-in-ready unit is enhanced with updatedlight fixtures and elegant laminate flooring throughout. Step out onto the private balcony toenjoy breathtaking southeast views, including glimpses of the CN Tower and the lake.Residents benefit from direct indoor access to the subway and everyday conveniences, includingFood Basics and Whole Foods Market just steps away. Commuting is effortless with quick accessto Highway 401 and major transit routes.Enjoy an impressive selection of premium amenities, including a 24-hour concierge, indoor pool,fitness centre, sauna, whirlpool, rooftop terrace, party room, media lounge, guest suites, andmore.This unit includes one parking space and one locker. A rare opportunity to own a highlydesirable corner suite in one of North York's most prestigious and well-connected communities.

FEATURES

- ✓ Garage
- ✓ Clear View

PROPERTY DETAILS

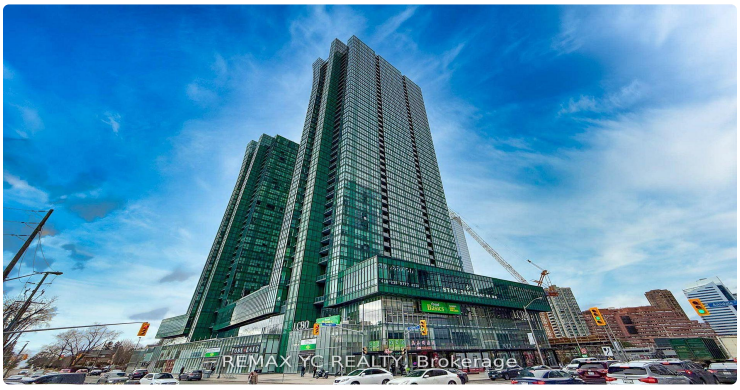
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	$4,213
POSTAL CODE	M2N 0H4
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Combined w/Dining, W/O To Balcony
Dining Room	Flat	—	Laminate, Combined w/Living
Kitchen	Flat	—	Granite Counters, Breakfast Bar, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Laminate, 3 Pc Ensuite, His and Hers Closets
Bedroom 2	Flat	—	Laminate, Closet, Window
Den	Flat	—	Laminate

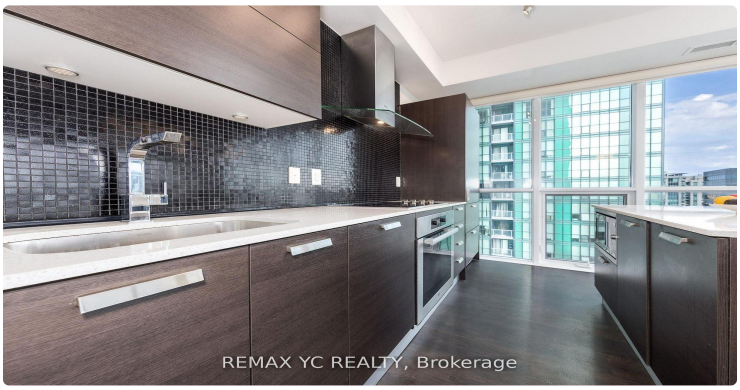
GALLERY


REMAX YC REALTY, Brokerage


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LISTING AGENT

Pavel Shaganenko

REMAX YC REALTY

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.