

FOR SALE | DUPLEX | MLS# E13470726

40 August Avenue, Toronto, ON M1L 3M9

Oakridge, Toronto · M1L 3M9

C$ 849,000

5	5	2,250	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

ATTENTION BUILDERS & DEVELOPERSUnfinished Project Near Danforth & The BeachesExceptional opportunity to take over a partially completed residential build in one of Toronto's most coveted neighbourhoods just steps to The Danforth and minutes from The Beaches. This property is being sold as-is, where-is, making it ideal for a builder looking to complete the project with their own finishing touches.Located on a quiet, dead-end street lined with custom homes, this family-friendly area features mature trees, excellent access to downtown, TTC, top-rated schools, parks, and local shops.Framing and foundation work are already completed, offering a head start on construction. Plans call for a modern 4-bedroom, 4-bathroom single-family home, designed for today's lifestyle.Buyer to conduct their own due diligence regarding zoning, permits, and potential. Showings by appointment only. Do not walk the lot without permission.Being sold together with 42 August Ave directly next door identical home mirror image.Dont miss this incredible opportunity!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Lake/Pond
- ✓ Level
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Other
FACING	West
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
POSTAL CODE	M1L 3M9
NEIGHBOURHOOD	Oakridge

GALLERY


STUCCO
STONE
416-357-6363







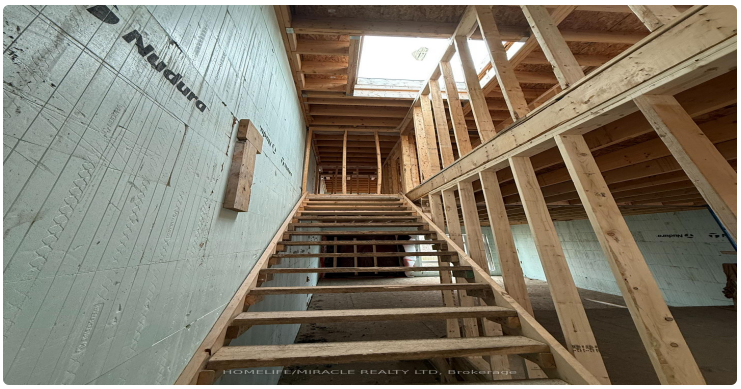

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LISTING AGENT

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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.