



FOR SALE

SEMI-DETACHED

MLS# E13487402

307 Greenwood Avenue, Toronto, ON M4L 2R6

Greenwood-Coxwell, Toronto · M4L 2R6

C\$ 1,238,888

6	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity to own a legal triplex in the heart of one of Toronto's most sought-after communities, Leslieville. This well-maintained property has undergone multiple upgrades and is fully tenanted, providing immediate income for investors. Ideally located just a short 5-minute walk to Greenwood Park and surrounded by schools, parks, transit, shops, cafés, and everyday conveniences. The property also features separately metered units, keyless entry, two private parking spaces, dedicated storage lockers for each unit, plus an additional locker reserved for landlord maintenance items, providing added convenience and functional storage. A rare opportunity for investors seeking strong rental income, with future potential for owner occupancy. Whether you're a seasoned investor or an end-user looking to offset your mortgage with rental income, this is a property you won't want to miss. Disclaimer: Main and basement unit photos were taken prior to occupancy.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,169
POSTAL CODE	M4L 2R6
NEIGHBOURHOOD	Greenwood-Coxwell

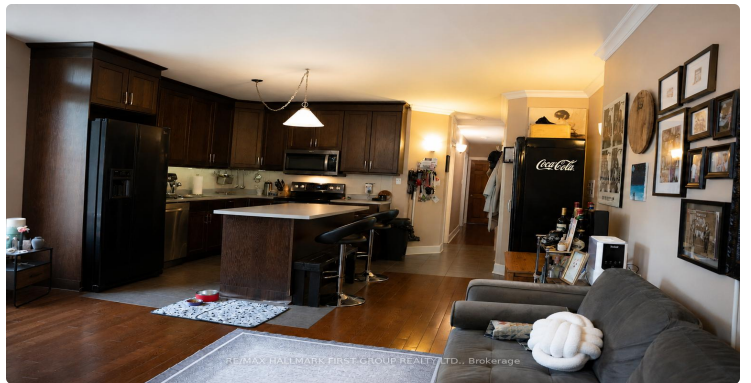
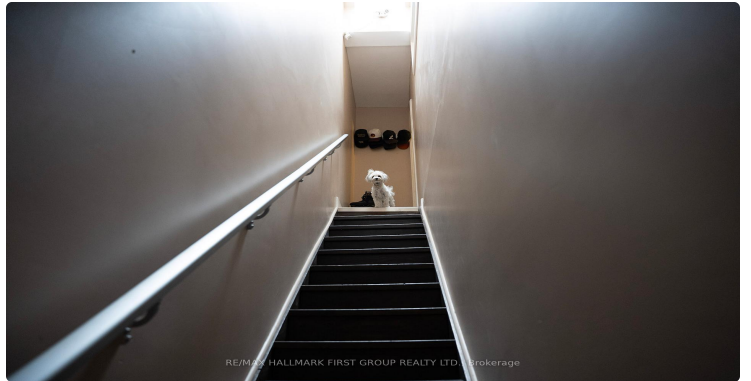
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Cathedral Ceiling(s), Bay Window, Accoustic Ceiling
Bedroom 2	Second	—	Closet, Window, South View
Kitchen	Second	—	Tile Floor, Stainless Steel Appl, Eat-in Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Hardwood Floor, Heated Floor, W/O To Balcony
Bedroom	Main	—	Window, Large Closet, Vinyl Floor
Bedroom 2	Main	—	W/O To Balcony, Large Closet, Vinyl Floor
Kitchen	Main	—	Stainless Steel Appl, Large Window, Ceiling Fan(s)
Living Room	Main	—	W/O To Porch, Combined w/Dining, Vinyl Floor
Bedroom	Basement	—	Large Window, Vinyl Floor, Closet
Bedroom 2	Basement	—	Large Window, Vinyl Floor, Closet
Kitchen	Basement	—	Double Sink, Large Window, Tile Floor
Living Room	Basement	—	W/O To Yard, Large Window, Vinyl Floor

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.