



FOR SALE

DETACHED

MLS# E13492272

817 Cosburn Avenue, Toronto, ON M4C 2V9

Danforth Village-East York, Toronto · M4C 2V9

C\$ 1,429,000

4	5	2,250	1	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A 4-bedroom, 5-bathroom, 3-storey detached on Cosburn Ave with a renovation well into the finishing stretch. Three above-grade floors deliver generous living space at every level, & the quality of what's been done stands out: wrought iron spindle stairs, built-in SS appliances, hardwood floors throughout, & a third-floor primary suite with a showpiece 6pc ensuite that has its own fireplace, Jacuzzi soaker tub, & bidet. One second-floor bathroom is roughed in & awaiting completion - scope is defined, opportunity is clear. {MAIN LEVEL} Glass-panel one-and-a-half door entry into a hardwood foyer. Open-concept living & dining run together with hardwood throughout - wide enough for a full dining setup & a comfortable seating area side by side. Kitchen has built-in SS appliances: gas cooktop & stove, microwave/oven, dishwasher, & warmer drawer, set against tile floors with backsplash. Dedicated main-floor laundry area & 2pc powder room complete the level. {UPPER LEVELS} Wrought iron spindle stairs lead to the 2nd floor: two bdrms (one with walk-in closet & large window, one with hardwood floors), a finished 4pc tiled bathroom, & a roughed-in 4pc bathroom ready to complete. The entire 3rd floor is the primary suite - hardwood floors, walk-in closet, laundry alcove, balcony walkout, & a 6pc ensuite with Jacuzzi soaker tub, fireplace, bidet, tile floors, & separate stand-up shower. {BASEMENT} Rec room with hardwood floors & solid ceiling height, bdrm with large window, 3pc bathroom with stand-up shower, & utility room. Good overall condition easy to upgrade and finish. {LOCATION} Heart of East York - Walk Score 96. East York Collegiate Institute & Cosburn Middle School are both on the same street. Danforth Ave is minutes away for dining & shopping. TTC bus on Cosburn connects directly to the Bloor-Danforth subway line; DVP access is close by for downtown commuters & the 401.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

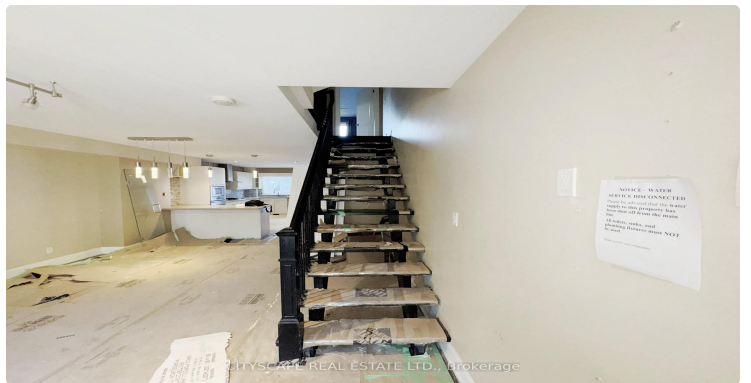
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Partially Finished
FACING	South
AGE	6-15 years
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,262
POSTAL CODE	M4C 2V9
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Hardwood Floor
Living Room	Ground	—	Combined w/Dining, Hardwood Floor, Open Concept
Dining Room	Ground	—	Combined w/Living, Hardwood Floor, Open Concept
Kitchen	Ground	—	B/I Appliances, Backsplash, Tile Floor
Laundry	Ground	—	—
Powder Room	Ground	—	2 Pc Bath
Bedroom 2	Upper	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bathroom	Upper	—	4 Pc Bath, Tile Floor
Bathroom	Upper	—	Partly Finished
Bedroom 3	Upper	—	Hardwood Floor, Partly Finished
Primary Bedroom	Third	—	—
Bathroom	Third	—	6 Pc Bath, Fireplace, Separate Shower
Laundry	Third	—	Hardwood Floor, Hardwood Floor, Walk-In Closet(s)
Recreation	Basement	—	Hardwood Floor, Partly Finished
Bathroom	Basement	—	3 Pc Bath, Tile Floor
Bedroom	Basement	—	Large Window, Partly Finished
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.