



FOR SALE

SEMI-DETACHED

MLS# E13515742

2275 Queen Street E, Toronto, ON M4E 1G5

The Beaches, Toronto · M4E 1G5

C\$ 1,749,000

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

ABOUT THIS PROPERTY

Terrific Opportunity to Acquire a Well Maintained Semi-Detached Purpose Built Solid Brick Duplex with two accessory units in a great Queen St. East location in the very heart of The Beach. With this CR Zoning (Commercial/Residential Uses), this property is perfect for a variety of uses, including (but not limited to) Professional Office(s) - Perfect for Live-in and Rent-Out; Work from home uses or keep as an sturdy Investment property. A unique flexible floor plan allows for multiple units, with 4-car parking at the rear of the building via wide public laneway (2 in Garages and 2 in front of garages). The Main Floor 2-bdrm unit offers a large rear private deck. The 2nd floor is split into 2-units but can easily be converted back to a single unit encompassing the bright 3-floor addition to make an expanded owner occupied unit or larger rental unit. The basement has good height and currently contains 2 units (1 vacant) including a small bachelor apt. The long-time owners have upgraded many features, yet retained the lovely character including the wonderful oak trim & hardwood floors. This is one of the last remaining purpose-built duplexes on Queen St East, and is an exciting option for a saavy Investor. Don't miss this Opportunity!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake/Pond
- ✓ Public Transit
- ✓ Ravine
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,220
POSTAL CODE	M4E 1G5
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Balcony, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Updated, Walk Through
Bedroom	Main	—	Double Closet, Hardwood Floor, Window
Bedroom	Main	—	W/O To Deck, Hardwood Floor, Closet
Living Room	Second	—	W/O To Balcony, Hardwood Floor
Dining Room	Second	—	Hardwood Floor, Window
Kitchen	Second	—	Updated, Breakfast Area
Bedroom	Second	—	Hardwood Floor, Closet
Bedroom	Second	—	Hardwood Floor
Bedroom	Third	—	B/I Closet, 3 Pc Ensuite
Kitchen	Lower	—	Galley Kitchen
Bedroom	Lower	—	Above Grade Window
Living Room	Lower	—	Above Grade Window
Sitting	Lower	—	—
Utility Room	Lower	—	Unfinished
Laundry	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

Email: pshaganenko@gmail.com

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.