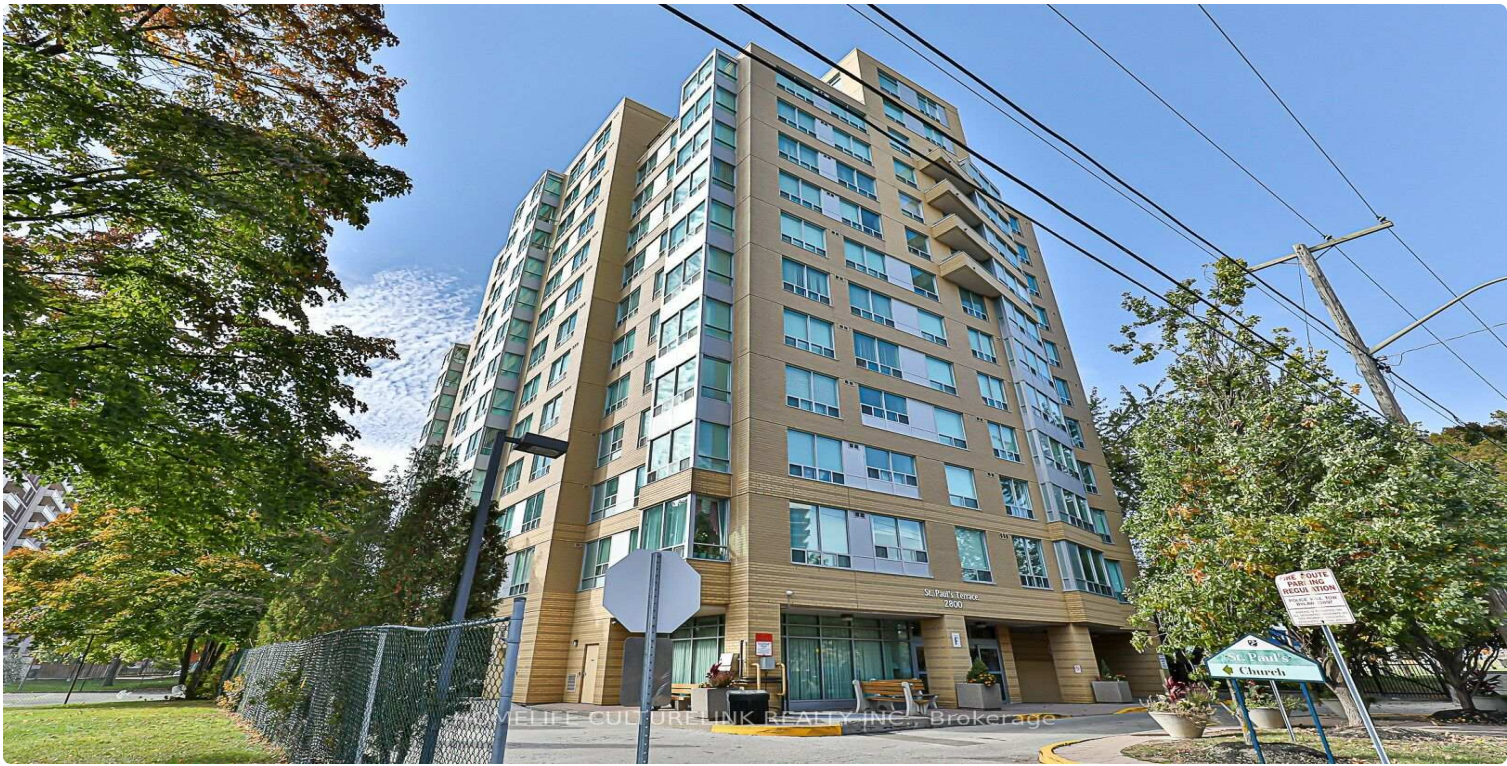




FOR SALE

LEASEHOLD CONDO

MLS# E13563570

2800 Warden Avenue 604, Toronto, ON M1W 3Z6

L'Amoreaux, Toronto · M1W 3Z6

C\$ 298,000

2	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Location! Warden/Finch. Toronto's High Demand Area. St Paul's Life Lease Senior Living Community 55+. Lower Monthly Occupancy Cost Less Than Renting A Comparable Condo On The Market. Bright & Spacious. Functional Layout 1021 Sqft with 2-Split Bedroom 2 Washroom Ensuite Laundry. All Inclusive Living Water, Hydro, Heat, A/C, Property Tax & 1 Parking Included. 24/7 Concierge & Security For Peace Of Mind. On-Site Restaurant, Fitness & Activity Room, Hair Salon, Rooftop Terrace, Recreational Programs, Around The Clock Emergency Response, SPLC Support Services Includes Home Making & Personal Care, Church & More. Steps to Bridlewood Mall, Restaurants, Shops, Groceries & Transit At Doorstep. **Photos are Virtually Staged **No Mortgage Involved.

FEATURES

✓ Garage

PROPERTY DETAILS

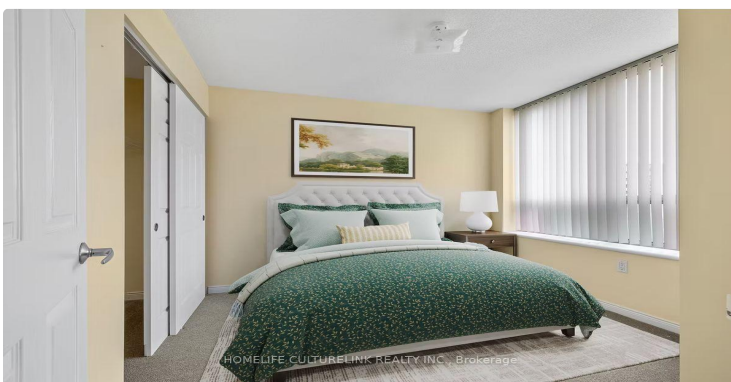
PROPERTY TYPE	Leasehold Condo
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Leasehold Condo
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
POSTAL CODE	M1W 3Z6
NEIGHBOURHOOD	L'Amoreaux

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Hardwood Floor, Combined w/Dining, South View
Living Room	Flat	—	—
Dining Room	Flat	—	Hardwood Floor, Combined w/Living, Open Concept
Dining Room	Flat	—	—
Kitchen	Flat	—	Ceramic Floor, Modern Kitchen, California Shutters
Kitchen	Flat	—	—
Primary Bedroom	Flat	—	Hardwood Floor, 4 Pc Ensuite, His and Hers Closets
Primary Bedroom	Flat	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Solarium	Flat	—	Hardwood Floor, Combined w/Primary, French Doors
Bedroom 2	Flat	—	—
Bedroom 2	Flat	—	Hardwood Floor, Large Closet

GALLERY





2 BEDROOM, 2 BATHS
Approx 1,021ft²



THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPERTY. IT IS NOT A CONTRACT. THE ACTUAL LAYOUT OF THE PROPERTY MAY VARY FROM THE FLOOR PLAN. THE FLOOR PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE FLOOR PLAN IS NOT A CONTRACT. THE ACTUAL LAYOUT OF THE PROPERTY MAY VARY FROM THE FLOOR PLAN. THE FLOOR PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LISTING AGENT

Pavel Shaganenko

HOMELIFE CULTURELINK REALTY INC.

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.