



FOR SALE

CONDO APARTMENT

MLS# E13736492

90 Broadview Avenue 408, Toronto, ON M4M 0A7

South Riverdale, Toronto · M4M 0A7

C\$ 739,900

1	1	750	1	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

THIS IS WHY PEOPLE FALL IN LOVE WITH LOFT LIVING. Welcome to #408 at The Ninety, one of Toronto's most sought-after boutique loft residences in the heart of Riverside/Leslieville. Authentic, architectural & anything but ordinary, this impressive 1-bedroom residence offers approx. 706 sq. ft. of beautifully proportioned interior space PLUS an incredible 146 sq. ft. private balcony, parking & locker. Step inside & the first thing you notice is the scale. An expansive open-concept living & dining area is framed by exposed concrete, rich hardwood floors & oversized windows that fill the space with natural light. The contemporary kitchen anchors the home with a centre island, stone counters, stainless steel appliances & gas range, creating a space designed as much for entertaining as everyday living. The generous living area easily accommodates separate lounging & dining zones without sacrificing flow. The bedroom offers hardwood floors, a window & excellent closet space, while the 4-piece bath, ensuite laundry & spacious foyer complete the exceptionally functional layout. Then there is the outdoor space-an oversized private balcony spanning approx. 146 sq. ft. with a gas BBQ hookup, extending the living space outdoors with room to dine, entertain or simply unwind. Parking & locker are both included. And the location? Outstanding. Steps to Queen East, Broadview, TTC, cafés, restaurants, shops, parks & everything that makes Riverside & Leslieville one of Toronto's most loved neighbourhoods. Easy access to downtown & the DVP puts the rest of the city within effortless reach. This isn't cookie-cutter condo living. It's authentic Toronto loft living-and #408 delivers it beautifully.

FEATURES

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

PROPERTY DETAILS

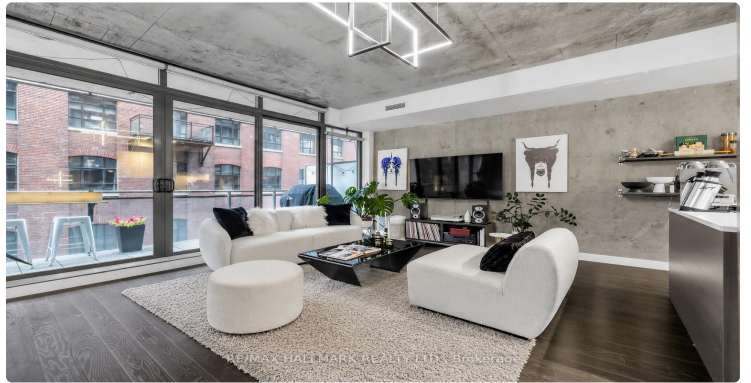
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,530
POSTAL CODE	M4M 0A7
NEIGHBOURHOOD	South Riverdale

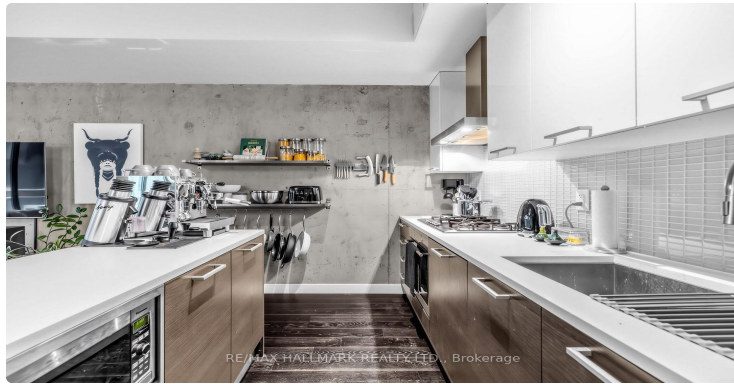
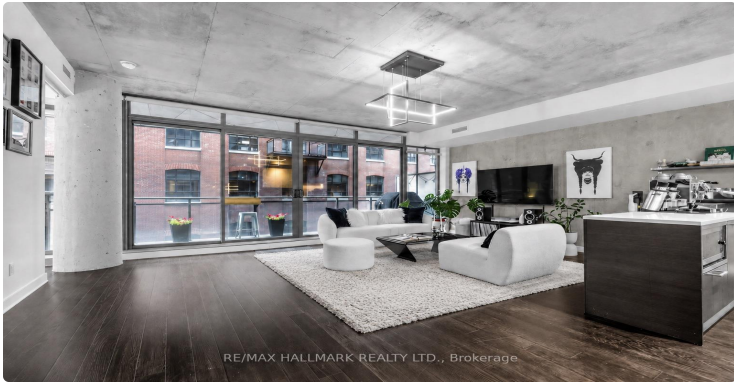
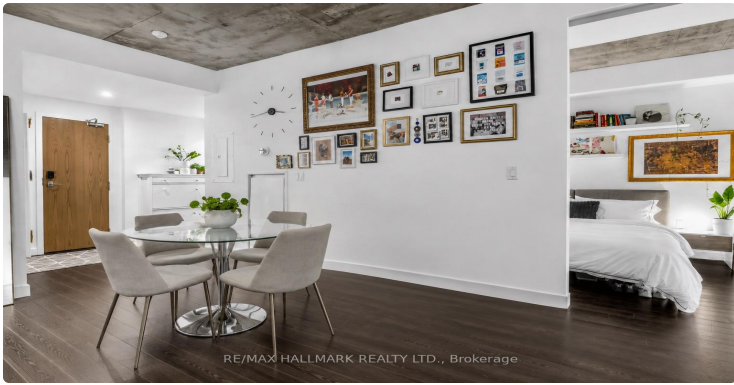
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.97 x 3.84	Open Concept, Wood, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	2.84 x 2.64	Open Concept, Wood, Combined w/Living
Kitchen	Main	3.30 x 2.31	Stone Counters, Centre Island, Stainless Steel Appl
Primary Bedroom	Main	3.43 x 2.77	Closet, Wood, Window
Foyer	Main	2.69 x 1.88	Closet
Other	Main	8.99 x 1.78	SW View

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.