



FOR SALE

TRIPLEX

MLS# E13739708

394 Coxwell Avenue, Toronto, ON M4L 3B7

Greenwood-Coxwell, Toronto · M4L 3B7

C\$ 1,390,000

5	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated on the West side of Coxwell just north of (upper) Gerrard, this charming semi-detached home offers the kind of flexibility that's hard to find. Thoughtfully transformed into three self contained units; (a) 2 bedroom basement apartment (tenanted), (b) a light filled 1 bedroom main floor suite (owner occupied and will be vacant), and (c) a spacious bright 2 bedroom second floor unit (currently vacant). Perfect for multi-generational living, or restore back to a single family home for ample space and possibilities. The main floor is truly special, with beautiful gardens woven throughout the deep lot, creating a peaceful and private oasis. With multiple seating areas, water feature and complete with a hot tub, it's perfect for entertaining. All this in a fantastic East End location, close to Gerrard Street's shops, restaurants, transit, parks, ravine, great schools, and everything that makes this neighbourhood so much fun to call home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Hospital
- ✓ Lake Access
- ✓ Park
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,324
POSTAL CODE	M4L 3B7
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Hardwood Floor, Open Concept
Dining Room	Main	—	Hardwood Floor, Open Concept
Kitchen	Main	—	Tile Floor, Large Window, Backsplash
Sunroom	Main	—	Skylight, Tile Floor, Walk-Out

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Hardwood Floor, B/I Closet
Bathroom	Main	—	Tile Floor, Quartz Counter, 4 Pc Bath
Living Room	Second	—	Hardwood Floor, Large Window, Open Concept
Dining Room	Second	—	Hardwood Floor, Large Closet, Open Concept
Kitchen	Second	—	Vinyl Floor, Large Window
Bedroom	Second	—	Hardwood Floor, Large Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.