



FOR SALE

CONDO APARTMENT

MLS# E13758564

# 4060 Lawrence Avenue E 413, Toronto, ON M1E 4V4

West Hill, Toronto · M1E 4V4

C\$ 399,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 1         | 1,100 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to Suite 413 at 4060 Lawrence Avenue East! This spacious two-bedroom condo offers approximately 1,000 sq. ft. of inviting living space in Scarborough's West Hill community. A versatile layout, high ceilings and distinctive architectural details create a home with character and room to make it your own. The updated kitchen features quartz countertops, stainless steel appliances (fridge and dishwasher), updated cabinetry, a built-in pantry and an extended countertop for additional preparation space and storage. The living and dining areas connect to a private balcony, providing a welcoming setting for everyday living and entertaining. Glass French doors, decorative mouldings, chair rails and wall-panel detailing add personality throughout, complemented by laminate flooring and updated light fixtures. The generous primary bedroom offers room to unwind and flexibility to suit your lifestyle, with space for a home office, a reading nook or a separate sleeping area, as currently arranged. The updated bathroom features a quartz countertop, modern cabinetry, an LED mirror, updated tile and contemporary fixtures. One parking space and a locker provide added convenience, while the shared resident courtyard offers another outdoor space to enjoy. A spacious opportunity to settle into an established Toronto neighbourhood!

### FEATURES

✔ Garage

### PROPERTY DETAILS

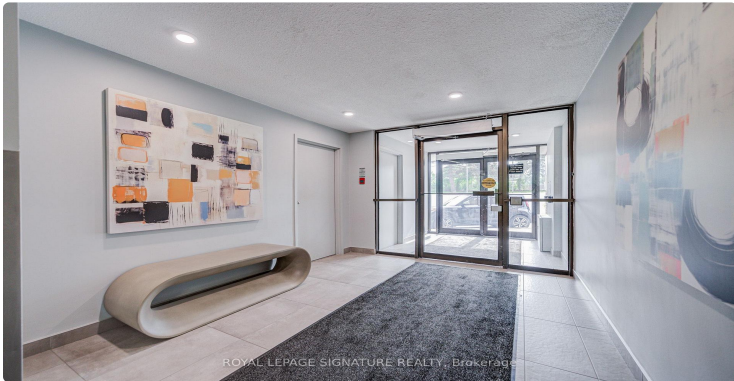
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Condo Apartment   |
| LISTING STATUS | For Sale          |
| STYLE          | Stacked Townhouse |
| PROPERTY TYPE  | Condo Apartment   |
| AREA RANGE     | 1000-1199 sqft    |
| PARKING        | 1 spaces          |
| ANNUAL TAX     | \$967             |
| POSTAL CODE    | M1E 4V4           |
| NEIGHBOURHOOD  | West Hill         |

## ROOM BREAKDOWN

| ROOM                                            | LEVEL | DIMENSIONS | FEATURES                                            |
|-------------------------------------------------|-------|------------|-----------------------------------------------------|
| Living Room                                     | Main  | —          | Combined w/Dining, W/O To Balcony                   |
| Dining Room                                     | Main  | —          | Combined w/Living, W/O To Balcony, Laminate         |
| Kitchen                                         | Main  | —          | Quartz Counter, Stainless Steel Appl, Ceramic Floor |
| Primary Bedroom                                 | Lower | —          | Window, Laminate                                    |
| 4060 Lawrence Avenue E 413, Toronto, ON M1E 4V4 |       |            | ROYAL LEPAGE SIGNATURE REALTY                       |

| ROOM    | LEVEL | DIMENSIONS | FEATURES                 |
|---------|-------|------------|--------------------------|
| Bedroom | Lower | —          | Window, Laminate, Closet |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

ROYAL LEPAGE SIGNATURE 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.