



RE/MAX ROUGE RIVER REALTY LTD., Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# E13766914

# 25 Strangford Lane 312, Toronto, ON M1L 0E5

Clairlea-Birchmount, Toronto · M1L 0E5

C\$ 505,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 850   | 1       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this beautifully updated end-unit condo townhouse with southwesterly views of the Toronto skyline and CN Tower. Move-in ready and ideal for first-time buyers or downsizers, featuring updated kitchen cabinetry, quartz countertops, laminate flooring, and newer bathroom vanities. The bright open-concept living and dining area walks out to a private balcony, perfect for relaxing and enjoying the city views. Ideally located in a quiet residential setting tucked away from the main road, yet close to everything. Just a short walk to the bus stop with convenient access to Victoria Park and Warden Subway Stations, plus quick access to the DVP for an easy Toronto commute. No Frills, parks, schools, restaurants, shopping and everyday amenities are all nearby. A great combination of comfort, convenience, location and city views.

### FEATURES

- ✓ Garage
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

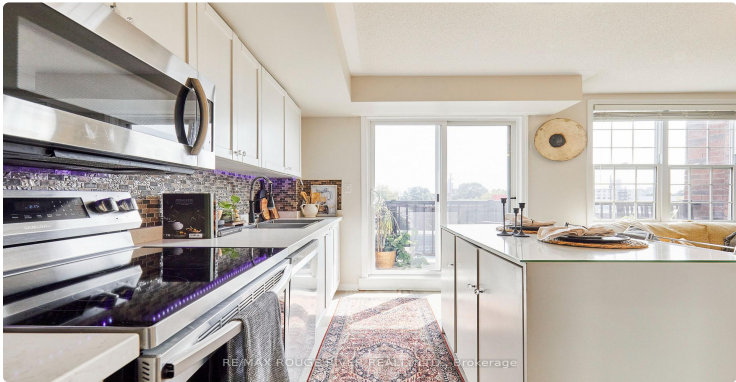
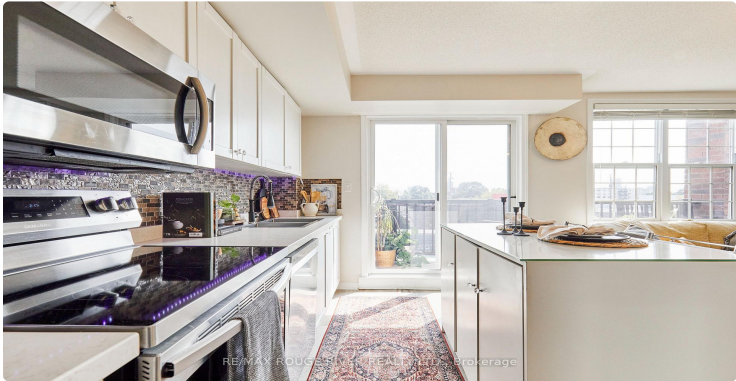
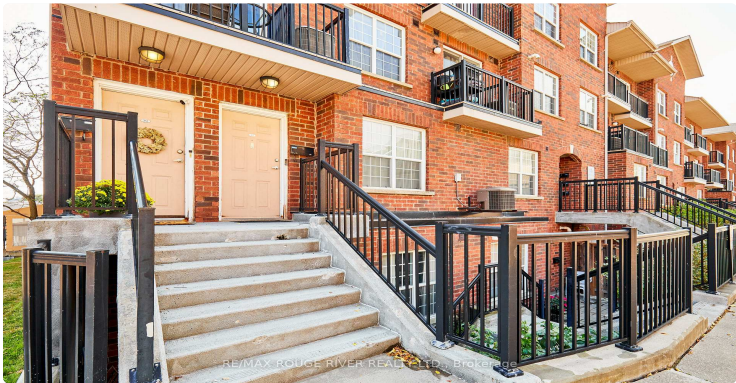
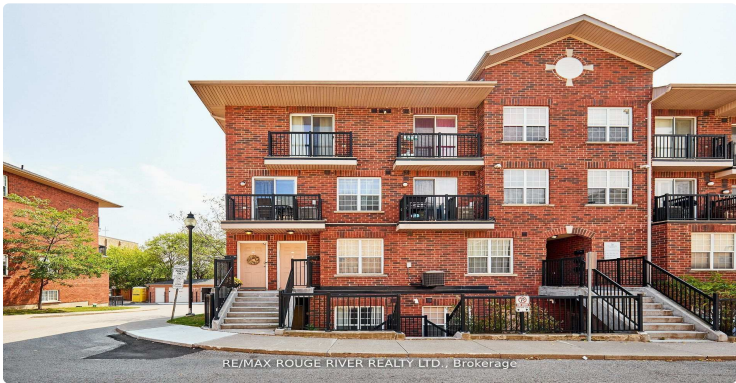
### PROPERTY DETAILS

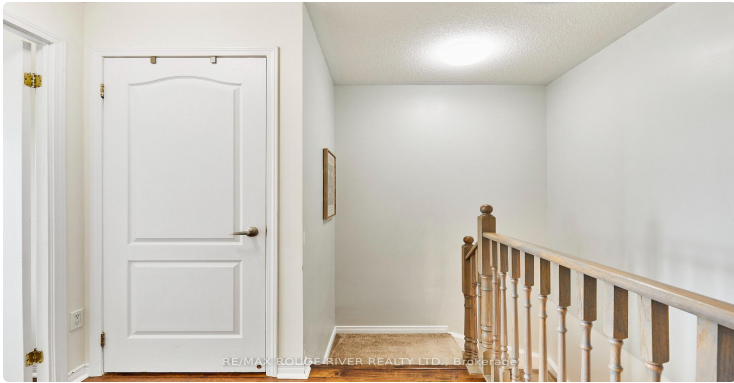
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|----------------|---------------------|
| PROPERTY TYPE  | Condo Townhouse     |
| LISTING STATUS | For Sale            |
| STYLE          | Stacked Townhouse   |
| PROPERTY TYPE  | Condo Townhouse     |
| AGE            | 16-30 years         |
| AREA RANGE     | 800-899 sqft        |
| PARKING        | 1 spaces            |
| ANNUAL TAX     | \$2,264             |
| POSTAL CODE    | M1L 0E5             |
| NEIGHBOURHOOD  | Clairlea-Birchmount |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                       |
|-------------|--------|------------|------------------------------------------------|
| Living Room | Second | —          | Laminate, Combined w/Kitchen, Casement Windows |
| Kitchen     | Second | —          | Laminate, W/O To Balcony, Casement Windows     |
| Bedroom     | Third  | —          | Laminate, Closet, Casement Windows             |
| Bedroom 2   | Third  | —          | Laminate, Closet, Casement Windows             |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX ROUGE RIVER REALTY LTD.

**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.