



SOTHEBY'S INTERNATIONAL REALTY CANADA Brokerage

FOR SALE

DETACHED

MLS# E13769786

4075A Lawrence Avenue E, Toronto, ON M1E 2R6

West Hill, Toronto · M1E 2R6

C\$ 759,999

5	1	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare 49' x 166' Deep Lot in Toronto's East End! Charming urban cottage offering exceptional potential to renovate, expand, build up, and potentially add a laneway suite-creating additional living space or future income potential. Brand-new renovated basement (2024), attic insulation (2023), upgraded gutters, vents and chimney cover (2022), and remodelled kitchen, dining and living areas (2019). Prime location: 3 mins to GO Train Station, 2 mins walk to bus stop, and just 10 mins drive to U of T Scarborough, with groceries, banks, shopping and everyday amenities nearby. A rare opportunity to own a spacious lot with tremendous future potential! ****EXTRAS**** Brand New Dryer, Furnace. AC Unit & Humidifier system & Hot water tank

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$2,881
POSTAL CODE	M1E 2R6
NEIGHBOURHOOD	West Hill

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Basement	—	Laminate, Overlooks Frontyard, Pot Lights
Primary Bedroom	Ground	—	Overlooks Garden, Large Window, Double Closet
Bedroom 4	Basement	—	Laminate, Double Closet, Large Closet
Bedroom 2	Ground	—	—
Recreation	Basement	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Large Window, Open Concept, Overlooks Garden
Dining Room	Ground	—	Open Concept, Combined w/Living, W/O To Garden
Kitchen	Ground	—	Open Concept, Custom Backsplash, Custom Counter

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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.