



FOR SALE

DETACHED

MLS# E13779658

# 28 Victoria Park Avenue, Toronto, ON M4E 3R9

The Beaches, Toronto · M4E 3R9

C\$ 1,499,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,750 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Stunning detached home on a 255ft lot backing onto a ravine and steps from the Beach - a nature lover's paradise. A special home in a special setting - steeped in history as one of the Beach's original cottages, now beautifully and thoughtfully renovated throughout. Spacious open concept living area with fabulous views, hardwood floors, and open to a modern chef's kitchen makes it the perfect space for cooking and entertaining. Main floor also walks out to an elevated deck for fabulous outdoor dining. Private dining room can also be used as an office/den, or even a main floor bedroom - a versatile space. Lovely second floor with seasonal lake views, 3 bedrooms and a spacious renovated bathroom with laundry. Finished basement bedroom/den/office with high ceiling makes a bright above grade space, with walkout to the yard. Additional rec room is a fantastic tv room or play area, with loads of storage and 3 pc bathroom. Private drive accommodates 2 cars tandem. This is a must-see! Truly a unique home with a cottage-in-the-city vibe. Incredible location - steps to the Beach, parks/ravine, Courcelette PS/Malvern CI and the shops & amenities of Queen St E.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Ravine
- ✓ Park
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Public Transit

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | West                   |
| AREA RANGE     | 1500-2000 sqft         |
| PARKING        | 2 spaces               |
| ANNUAL TAX     | \$9,057                |
| POSTAL CODE    | M4E 3R9                |
| NEIGHBOURHOOD  | The Beaches            |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                            |
|-------------|-------|------------|-----------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Pot Lights, W/O To Deck             |
| Dining Room | Main  | —          | Hardwood Floor, Large Window, Overlooks Garden      |
| Kitchen     | Main  | —          | Quartz Counter, Stainless Steel Appl, Breakfast Bar |

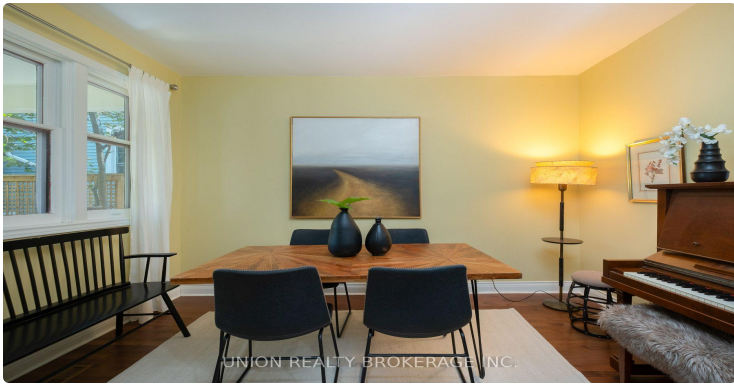
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| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                |
|-----------------|----------|------------|-----------------------------------------|
| Primary Bedroom | Second   | —          | Hardwood Floor, Overlooks Ravine        |
| Bedroom 2       | Second   | —          | Hardwood Floor                          |
| Bedroom 3       | Second   | —          | Hardwood Floor, B/I Shelves             |
| Bedroom 4       | Basement | —          | Walk-Out, Above Grade Window, 3 Pc Bath |
| Recreation      | Basement | —          | Broadloom, Closet, Pot Lights           |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

UNION REALTY BROKERAGE INC.

**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.