



FOR SALE

CONDO APARTMENT

MLS# E13781068

1328 Birchmount Road 104, Toronto, ON M1R 3A7

Wexford-Maryvale, Toronto · M1R 3A7

C\$ 420,000

2	1	650	1	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

CONDO LIVING WITH A BACKYARD! Welcome to Suite 104 at 1328 Birchmount Rd - a rarely offered ground-floor 1 bedroom + den offering something you don't often find in condo living: your own private outdoor space with real grass! Perfect for morning coffee, summer evenings, entertaining or simply enjoying a little extra green space without leaving home. Inside, enjoy a functional open-concept layout with a versatile den ideal for a home office, study or guest space. Conveniently located with TTC at your doorstep and easy access to Hwy 401, shopping, restaurants, parks and everyday amenities. Enjoy the convenience and amenities of condo living with an outdoor space that feels a little more like home. A rare find and a must-see!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ New Build

PROPERTY DETAILS

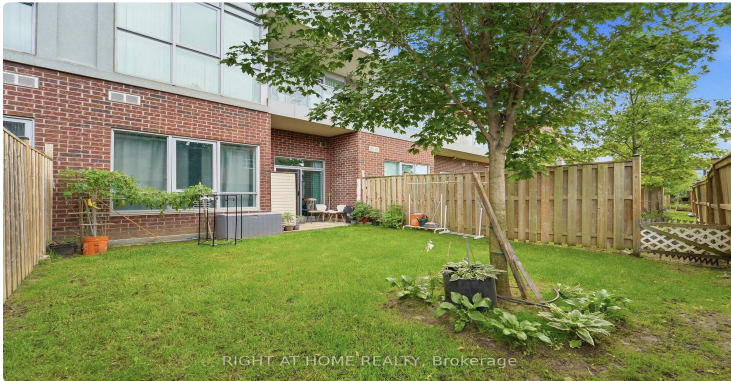
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
BASEMENT	Apartment
AGE	0-5 years
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,417
POSTAL CODE	M1R 3A7
NEIGHBOURHOOD	Wexford-Maryvale

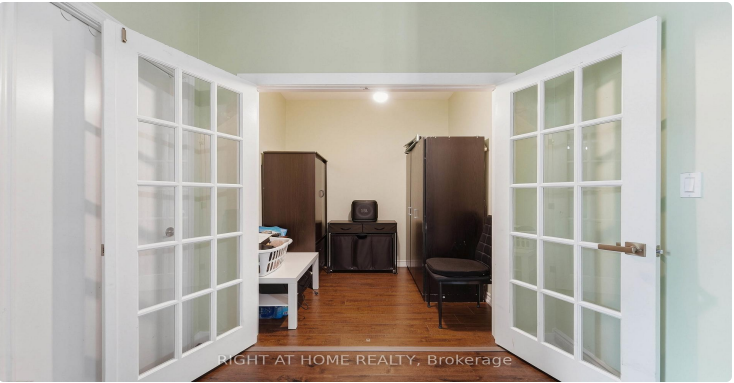
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Laminate
Dining Room	Ground	—	Combined w/Living, Laminate
Kitchen	Ground	—	Stainless Steel Appl, Granite Counters, Laminate
Bedroom	Ground	—	Laminate
Den	Ground	—	Closet, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Laundry	Ground	—	Ensuite Bath, Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.