



FOR SALE

TRIPLEX

MLS# E13816996

434 Victoria Park Avenue, Toronto, ON M4E 3T2

The Beaches, Toronto · M4E 3T2

C\$ 1,550,000

6	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

OPEN HOUSE SUNDAY 1:00 PM - 3:00 PM! Modern Triplex. Welcome to 434 Victoria Park Ave. Over 3040 Sq Ft., fully updated 3 units spread over 4 levels. This impeccably renovated legal modern triplex is located in the Upper Beach area just off the trendy Kingston Road shopping district. Excellent designed and well maintained property features three (3) modern self-contained units, each tastefully designed and each unit has its own private entrance, it's own in-suite laundry and 1 front parking pad and 2 car garage at rear (garden suite compliant). This building has been recently re-designed for maximum impact, efficiency and income potential. All units have been appointed with quality materials and built with superior craftsmanship and completed with modern appliances. The detached double car garage provides additional upside potential for increased income and potential for garden suite re-development. This home is equipped with 2 furnaces, 2 hot water tank-less heaters, and 2 A/C units for efficient climate control and comfort. Three (3) hydro meters and two (2) gas meters also make this property easy for a landlord to manage. This is a turnkey investment opportunity or live in one and rent out the other 2 units making home ownership very affordable. Enjoy the convenience and economy of a full sized "live-in" property with low maintenance and exceptional income and upside potential. (garden suite compliant).

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,287
POSTAL CODE	M4E 3T2
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Pot Lights, Combined w/Kitchen
Kitchen	Main	—	Eat-in Kitchen, Centre Island, Combined w/Living

434 Victoria Park Avenue, Toronto, ON M4E 3T2

REAL ESTATE HOMEWARD

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Walk-In Closet(s), 3 Pc Bath, Window
Bedroom	Main	—	Double Closet, Window
Living Room	Second	—	Combined w/Dining, Combined w/Kitchen, W/O To Patio
Kitchen	Second	—	Combined w/Living, Stainless Steel Appl, Centre Island
Bedroom	Second	—	Skylight, Walk-In Closet(s)
Bedroom	Second	—	Window, Closet
Laundry	Second	—	Laundry Sink
Bedroom	Third	—	Closet, 3 Pc Ensuite, Window
Living Room	Basement	—	Combined w/Kitchen, Above Grade Window
Kitchen	Basement	—	Stainless Steel Appl, Above Grade Window, Eat-in Kitchen
Bedroom	Basement	—	Closet, 3 Pc Ensuite
Utility Room	Basement	—	—
Other	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.