



SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage

FOR SALE

DETACHED

MLS# E13818578

171 Durant Avenue, Toronto, ON M4J 4W5

East York, Toronto · M4J 4W5

C\$ 3,000,000

8	8	3,250	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****An Exceptional Expression of Contemporary Luxury in East York****Featured in **Toronto Life**, 171 Durant Avenue is a remarkable custom-built residence set on a coveted corner lot, offering two distinct luxury living spaces and over 4,300 sq ft of combined living area. With 6+1 bedrooms, an office, Six full bathrooms and two powder rooms, this exceptional property presents an extraordinary opportunity for sophisticated family living, multi-generational use or additional income potential. The principal residence showcases exceptional craftsmanship, soaring 11-ft ceilings, dramatic floor-to-ceiling windows and skylights that bathe the interiors in natural light. An open-riser staircase with sleek glass-panel railings adds a striking architectural element, while thoughtfully curated finishes elevate every space. The chef-inspired kitchen features premium Miele Wi-Fi-enabled appliances, complemented by separate gas and hydro meters for added flexibility. A fully self-contained garden suite offers two bedrooms, independent living and a generous balcony, providing an ideal retreat for extended family, guests or rental accommodation. The professionally finished lower level of the main residence features a separate walk-out entrance, bedroom, office or additional living space, three-piece bathroom and provisions for a future kitchen and laundry. A dedicated recreational area with floor-to-ceiling glass doors offers an inspiring setting for a private gym, wellness space or entertaining. Ideally situated within the sought-after Diefenbaker Elementary School district and moments from Dieppe Complex Park, this distinctive East York residence combines architectural sophistication, versatility and enduring neighbourhood appeal, with convenient access to parks, schools, transit, shops and local amenities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard
- ✓ New Build

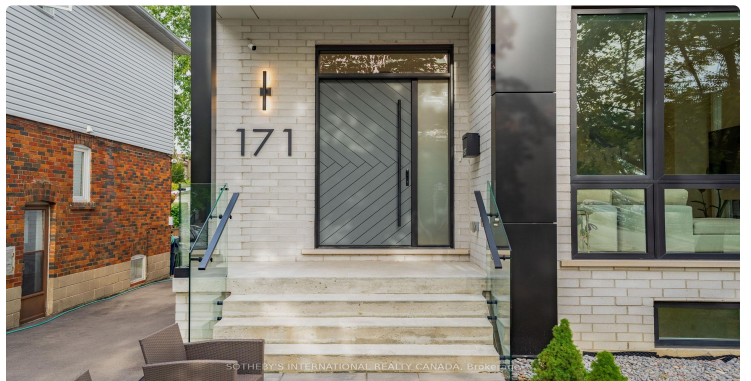
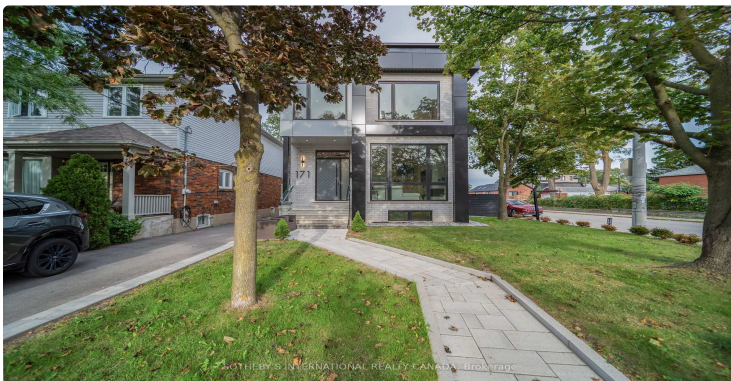
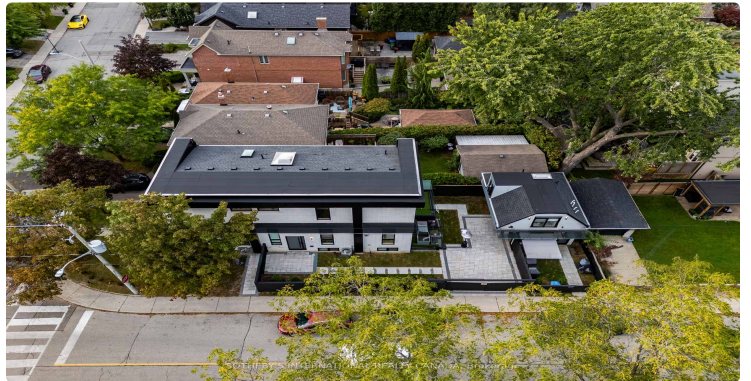
PROPERTY DETAILS

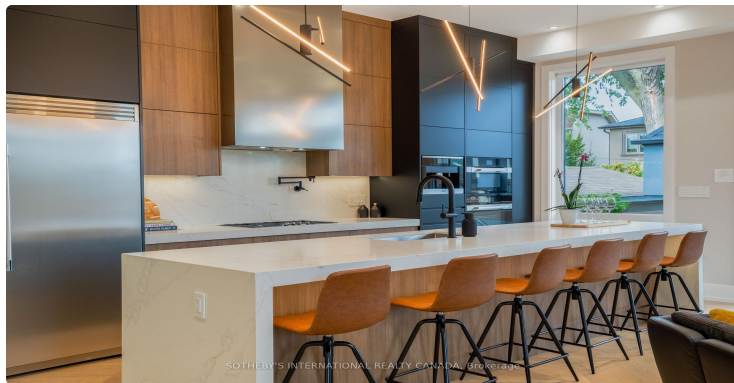
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AGE	0-5 years
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,877
POSTAL CODE	M4J 4W5
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Window Floor to Ceiling, Hardwood Floor
Family Room	Main	—	Gas Fireplace, Window Floor to Ceiling, Hardwood Floor
Kitchen	Main	—	B/I Appliances, Centre Island, Custom Backsplash
Dining Room	Main	—	Large Window, Hardwood Floor, Side Door
Bathroom	Main	—	2 Pc Bath, Tile Floor, Backsplash
Primary Bedroom	Second	—	Balcony, Walk-In Closet(s), 6 Pc Ensuite
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Window
Bedroom 3	Second	—	4 Pc Bath, Large Window, Closet
Bedroom 4	Second	—	Pot Lights, Large Window, Closet
Laundry	Second	—	Pot Lights, Tile Floor
Bedroom 5	Basement	—	Above Grade Window, Pot Lights
Office	Basement	—	Closet, Pot Lights
Recreation	Basement	—	Walk-Out, 3 Pc Bath, Pot Lights
Living Room	Main	—	2 Pc Bath, Combined w/Kitchen, Pot Lights
Dining Room	Main	—	Combined w/Kitchen, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Pot Lights, Combined w/Laundry
Bedroom	Second	—	Balcony, Double Closet, Pot Lights
Bedroom	Second	—	Large Window, Pot Lights

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.