



FOR SALE

LEASEHOLD CONDO

MLS# E13818790

2800 Warden Avenue 1102, Toronto, ON M1W 3Z6

L'Amoreaux, Toronto · M1W 3Z6

C\$ 299,000

2	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

WOW! Opportunity awaits -- the benefits of home ownership for less than the cost of rent. Monthly fees include everything, including property taxes. Spacious Two-Bedroom Corner Unit with rare double sided outdoor space. Great Layout with split-bedroom and bathroom setup. Private Terraces allow for multiple uses similar to a front and backyard - yet with no grass to cut! Morning coffee watching the sun come up on the spacious SE terrace, and when the sun is too much, the north side terrace provides shade and comfort. So many options for expanded use. Three sided views- North, East and South. Large Primary Bedroom with 4-piece ensuite bath and double closet. Big Laundry/Utility room for plenty of in-suite storage. Desirable split bedroom layout offers both functionality and privacy. Wide Double-door in 2nd Bedroom for possible wheelchair access (original room door still there inside one of the closets). 1089 sq. ft plus approximately 900 sq. ft of combined private outdoor space. Life Lease Seniors Residence Living 55 Yrs.+ Added Features include: Around The Clock Emergency Response. Onsite Hair Salon, Church, Beautiful Garden Areas, Restaurant, Security, Property Management. Plenty of Recreational Programs + Friendly and wonderful community living! ****EXTRAS**** No Financing Is Possible Due to Life Lease Status (no expiry as the land is owned by the building). Monthly Fees include everything: All utilities and property taxes!!

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Place Of Worship
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Leasehold Condo
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Leasehold Condo
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
POSTAL CODE	M1W 3Z6
NEIGHBOURHOOD	L'Amoreaux

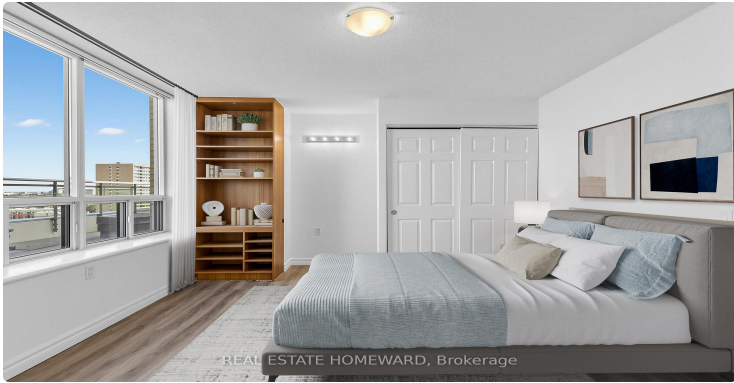
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, 3 Pc Bath, W/O To Terrace
Living Room	Main	—	W/O To Terrace, Linoleum, NE View
Dining Room	Main	—	Combined w/Living, Open Concept
Kitchen	Main	—	Double Sink, Formal Rm, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	4 Pc Ensuite, Double Closet, B/I Bookcase
Bedroom 2	Main	—	Double Doors, His and Hers Closets, W/O To Terrace

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.