



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# E13840102

23 Myrtle Avenue, Toronto, ON M4M 2A3

South Riverdale, Toronto · M4M 2A3

C\$ 799,000

4	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare South Riverdale opportunity offering flexibility today and strong future potential. This duplex features two kitchens, two full bathrooms and four bedrooms, making it well suited for extended family, shared living or rental income. Highlights include granite countertops, mostly newer windows, updated HVAC, 200-amp electrical service and an owned tankless water heater. Situated on a deep 14.15 x 120 ft lot with rear laneway access and parking for two vehicles. According to a site-specific Laneway Housing Feasibility Report prepared by Laneway Housing Advisors, the property qualifies for a laneway house under Toronto's Changing Lanes program, with an as-of-right build appearing to accommodate approximately 932 sq. ft. over two levels, with options that may include garage parking. All of this in a convenient South Riverdale location close to parks, schools, transit, shops, restaurants, Woodbine Park and the Beach. A compelling property for end-users, investors or buyers looking for added long-term value. Buyers and Buyer's Agent to conduct their own research regarding laneway housing and development.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
FACING	East
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,997
POSTAL CODE	M4M 2A3
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Floor
Living Room	Main	—	Ceramic Floor, Ceramic Floor
Bedroom	Main	—	Vinyl Floor, W/O To Deck, W/O To Yard
Bedroom	Second	—	Vinyl Floor, Combined w/Living

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	—	Ceramic Floor, Combined w/Living
Bedroom	Second	—	Vinyl Floor, Overlooks Backyard

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.