



FOR SALE

DETACHED

MLS# E13841078

# 105 Barker Avenue, Toronto, ON M4C 2N8

Danforth Village-East York, Toronto · M4C 2N8

C\$ 1,170,000

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

## ABOUT THIS PROPERTY

Welcome to 105 Barker Avenue, a character-filled detached 2-storey home in East York offering an exceptional combination of traditional charm, thoughtful updates and versatile living space. A covered front porch welcomes you into a warm interior with hardwood flooring and separate living and dining rooms. The renovated kitchen is designed for serious home cooking, featuring granite countertops, backsplash, double undermount sink overlooking the backyard, Wolf 5-burner gas range, Dacor wall oven, Miele dishwasher, KitchenAid stainless steel double-door refrigerator, Panasonic built-in microwave and large overhead range hood. A convenient walkout leads to the bright, south-facing backyard with a generous deck, softscaping, lawn and storage shed - an inviting setting for summer BBQs and entertaining. Upstairs are three bedrooms with hardwood flooring and an updated 4-piece bath with soaker tub. The primary bedroom features a bay window, closet and smooth ceiling, while the third bedroom offers built-in shelving and its own small sink. A unique third-floor loft provides approximately 7.94 m 3.90 m of potential additional space, with a 6'10" centre ceiling height, skylight, broadloom, wall-mounted sink, supplemental baseboard heating, through-wall A/C and walkout to a private south-facing balcony. The lower level adds even more versatility with a den, laundry room and updated 3-piece bath featuring a glass shower with twin shower heads and a suspended vanity. Direct interior access leads to the built-in garage, with room for a vehicle plus bicycles and additional storage. Carrier forced-air gas furnace, central air conditioning and gas hot-water tank complete this distinctive East York home.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

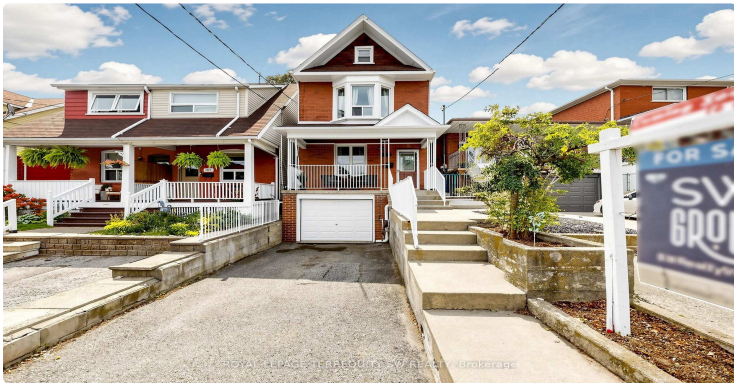
|                |                            |
|----------------|----------------------------|
| PROPERTY TYPE  | Detached                   |
| LISTING STATUS | For Sale                   |
| STYLE          | 2 1/2 Storey               |
| PROPERTY TYPE  | Detached                   |
| BASEMENT       | Finished                   |
| FACING         | South                      |
| AREA RANGE     | 2000-2500 sqft             |
| PARKING        | 2 spaces                   |
| ANNUAL TAX     | \$6,796                    |
| POSTAL CODE    | M4C 2N8                    |
| NEIGHBOURHOOD  | Danforth Village-East York |

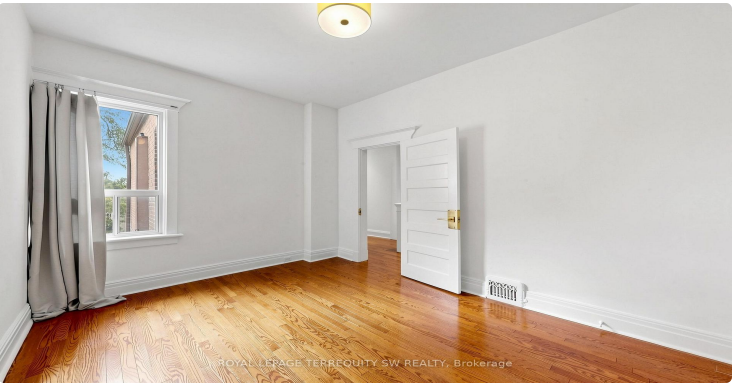
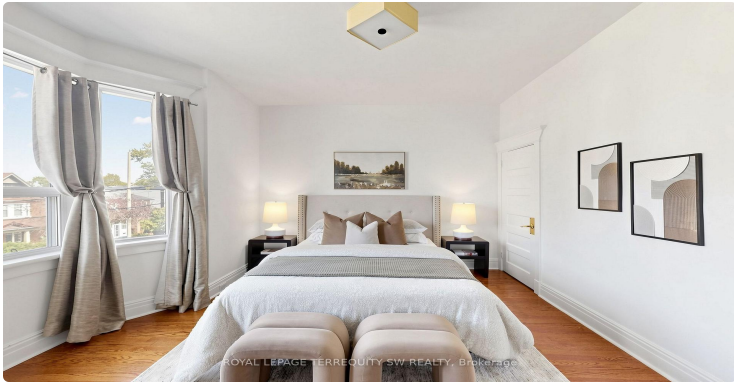
## ROOM BREAKDOWN

| ROOM                                   | LEVEL | DIMENSIONS | FEATURES | ROYAL LEPAGE TERREQUITY SW REALTY |
|----------------------------------------|-------|------------|----------|-----------------------------------|
| 105 Barker Avenue, Toronto, ON M4C 2N8 |       |            |          |                                   |

|                 |          |   |                                              |
|-----------------|----------|---|----------------------------------------------|
| Living Room     | Main     | — | Hardwood Floor, Window                       |
| Dining Room     | Main     | — | Hardwood Floor, Window                       |
| Kitchen         | Main     | — | Hardwood Floor, Window, Stainless Steel Appl |
| Primary Bedroom | Second   | — | Bay Window, Closet, Hardwood Floor           |
| Bedroom 2       | Second   | — | Hardwood Floor, Window, Closet               |
| Bedroom 3       | Second   | — | B/I Shelves, Hardwood Floor, Window          |
| Loft            | Third    | — | W/O To Balcony, Skylight                     |
| Office          | Basement | — | Broadloom, Window                            |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE TERREQUITY SW REALTY

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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.