



FOR SALE

DETACHED

MLS# E13849716

11 Merrill Avenue W MAIN AND LANEWAY, Toronto, ON M4C 1C4

Woodbine Corridor, Toronto · M4C 1C4

C\$ 1,999,000

7	5	2,250	0	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity on the Danforth! Completely rebuilt detached home featuring 3+1 bedrooms and 4 bathrooms, plus a two-bedroom + den laneway house. This property offers a perfect blend of modern design and warm interior finishes, with high-end craftsmanship throughout. Impeccable attention to detail is evident in the custom millwork, flooring, and quartz countertops. Floor-to-ceiling windows flood the home with natural light, creating a seamless flow between living spaces, while heated bathroom floors add everyday luxury. The lower level includes a self-contained legal 1-bedroom in-law/nanny or income suite with a separate entrance. The two-storey laneway house features 2 bedrooms plus a den, polished concrete radiant heated floors, and separate hydro and gas meters. The laneway living room can be converted back to parking if desired, and there is ample street parking available. The main house is currently tenanted at \$4,926/month, the laneway house at \$3,508/month, and the basement was previously rented at \$2,100/month. Gross Rent is \$ 10,534 monthly. Tenants pay their own gas and electricity. Ideally located within walking distance to Woodbine and Coxwell subway stations, as well as the restaurants and shops along the Danforth. This is an exceptional opportunity offering luxury urban living with the added benefit of meaningful rental income.

FEATURES

- ✓ Basement
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Apartment, Separate Entrance, Full
FACING	South
AGE	0-5 years
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$8,453
POSTAL CODE	M4C 1C4
NEIGHBOURHOOD	Woodbine Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.09 x 4.90	Hardwood Floor, Gas Fireplace, W/O To Porch

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	4.09 x 3.47	Hardwood Floor, Stainless Steel Appl
Dining Room	Main	3.92 x 1.84	Hardwood Floor, Window Floor to Ceiling
Bedroom 2	Second	4.12 x 3.61	Hardwood Floor, Closet
Bedroom 3	Second	2.38 x 3.44	Hardwood Floor, Closet
Laundry	Second	3.84 x 4.01	Porcelain Floor
Primary Bedroom	Third	—	Hardwood Floor, W/O To Terrace, 5 Pc Ensuite
Living Room	Lower	—	Concrete Floor
Kitchen	Lower	—	Concrete Floor, Heated Floor, Combined w/Dining
Dining Room	Lower	—	Concrete Floor, Heated Floor, Combined w/Kitchen
Bedroom 4	Lower	—	Concrete Floor, Heated Floor, 4 Pc Bath
Laundry	Lower	—	Concrete Counter
Living Room	Ground	—	Concrete Floor, Heated Floor, W/O To Patio
Dining Room	Ground	—	Concrete Floor, Heated Floor, Combined w/Kitchen
Kitchen	Ground	—	Concrete Floor, Heated Floor, Combined w/Dining
Primary Bedroom	Upper	—	Hardwood Floor, B/I Closet
Bedroom 2	Upper	—	Hardwood Floor, B/I Closet
Den	Upper	—	Hardwood Floor
Bathroom	Upper	—	4 Pc Bath, Porcelain Floor, Heated Floor
Laundry	Upper	—	—

GALLERY





LISTING AGENT

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RIGHT AT HOME REALTY

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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.