



FOR SALE

DETACHED

MLS# E13866114

45 Eaton Avenue, Toronto, ON M4J 2Z4

Danforth, Toronto · M4J 2Z4

C\$ 1,148,888

3	2	1,300	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Detached 3-bedroom home in vibrant Greektown on a 20 x 123 ft lot with coveted wide laneway access and two (2) car parking with direct road access from Gertrude Place. Ideal for renovation, investment or redevelopment, with potential for a laneway or garden suite, subject to municipal approvals. Prime location just steps to Danforth restaurants, cafes, shops and transit, and minutes to Pape Station on the Bloor-Danforth subway line and future Ontario Line. Close to parks, schools and downtown Toronto. Property being sold in "as-is, where-is" condition.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Development Potential, Walk-Up, Partially Finished
FACING	East
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,696
POSTAL CODE	M4J 2Z4
NEIGHBOURHOOD	Danforth

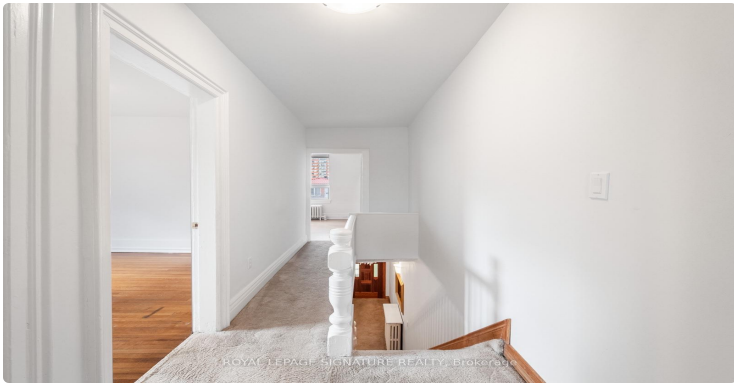
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Other	Ground	—	Window
Living Room	Ground	—	Open Concept, Window, Combined w/Dining
Dining Room	Ground	—	Combined w/Living, Window, Open Concept
Kitchen	Ground	—	W/O To Yard, Eat-in Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Window
Primary Bedroom	Second	—	Hardwood Floor, West View, Closet
Bedroom 2	Second	—	Hardwood Floor, South View, Closet
Bedroom 3	Second	—	Hardwood Floor, East View, Closet
Bedroom	Basement	—	Window
Other	Basement	—	2 Pc Bath
Other	Basement	—	Walk-Up

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.