



FOR SALE

DETACHED

MLS# E13866332

703 Mortimer Avenue, Toronto, ON M4C 2K1

Danforth Village-East York, Toronto · M4C 2K1

C\$ 1,150,000

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

ABOUT THIS PROPERTY

Welcome to 703 Mortimer Ave, a detached home offering 3 bedrooms, 2 bathrooms, a legal front parking pad, and a private backyard retreat, blending character, warmth, and elegant updates into a truly move-in-ready residence. The main floor welcomes you with a front office featuring a large window and closet, making it an ideal space to work from home. It then unfolds into a stunning open-concept living and dining area, beautifully enhanced by pot lights, a fireplace, and elegant French doors that open onto the patio, creating a harmonious connection between indoor comfort and outdoor serenity. The modern kitchen features a large centre island, stainless steel appliances, and ample workspace. On the second level, three inviting bedrooms provide peaceful spaces to unwind, including a spacious primary bedroom with hardwood flooring and a closet, a generous second bedroom with a large window and closet, and a versatile third bedroom that's optimal as an office or guest room. Hardwood flooring throughout the second level and a beautifully finished 4-piece bathroom complete this refined and comfortable setting. The finished basement expands the home's living space with a multi-purpose recreation room featuring pot lights, a 4-piece bathroom, a laundry and utility area, and ample storage. Step outside into your own private garden escape, where mature trees, a charming patio, a BBQ area, and a garden shed create a setting worthy of long summer evenings and memorable gatherings. Located just steps from TTC, excellent schools, parks, local cafés and restaurants, and only minutes to the Danforth and the Beaches, this delightful home offers the perfect balance of convenience and charm. A place where every chapter begins with "Once upon a time"-and your next one starts here.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

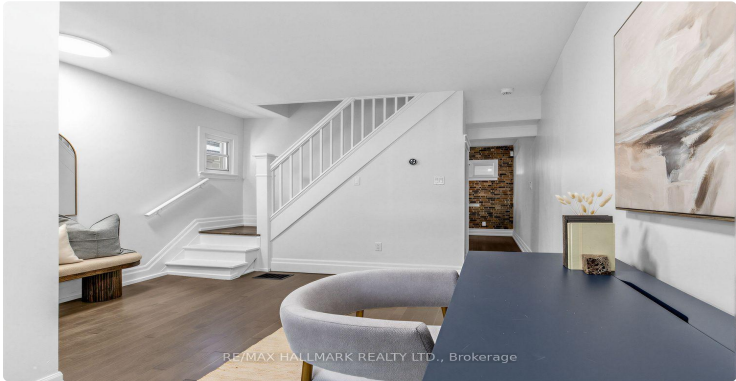
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,472
POSTAL CODE	M4C 2K1
NEIGHBOURHOOD	Danforth Village-East York

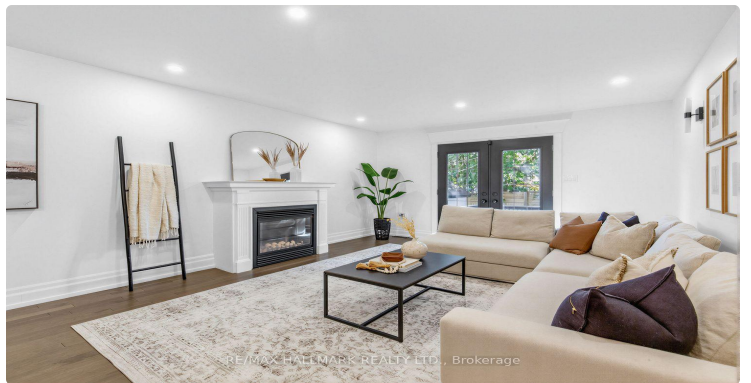
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX HALLMARK REALTY LTD.
703 Mortimer Avenue, Toronto, ON M4C 2K1				

Living Room	Main	—	Laminate, French Doors, W/O To Patio
Kitchen	Main	—	Laminate, Stainless Steel Appl, Centre Island
Dining Room	Main	—	Laminate, Combined w/Living, Gas Fireplace
Bedroom	Second	—	Laminate, Closet, Window
Primary Bedroom	Second	—	Hardwood Floor, Closet, Window
Bedroom	Second	—	Hardwood Floor, Closet, Window
Recreation	Lower	—	Hardwood Floor, Pot Lights, Above Grade Window
Laundry	Lower	—	Laminate, 4 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

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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.