



FOR SALE

SEMI-DETACHED

MLS# E13868836

# 71 Lyall Avenue, Toronto, ON M4E 1W1

East End-Danforth, Toronto · M4E 1W1

C\$ 1,545,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 1,750 | 2       | 100+      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Listing alert! A sought-after street in the Beaches, a beautifully treed lot and room to make it your own! Welcome to 71 Lyall Avenue, where generous living spaces, inviting outdoor retreats and a versatile layout come together. Set on a deep 28' x 149' lot, this three-story semi-detached home offers three spacious bedrooms, two kitchens and three bathrooms, with potential to convert back to a legal duplex, subject to applicable approvals. Gas fireplaces on the main and second floors create warm, welcoming settings for quiet evenings and gatherings with family and friends. The home's impressively large bedrooms offer space to unwind, with generous proportions that are a welcome find in an older home. Two kitchens add flexibility to the layout, with the second-floor kitchen opening directly to a large deck and BBQ area. From preparing a meal to dining outdoors, this connection makes summer entertaining easy. The primary bedroom occupies a large third-floor loft, creating an expansive retreat with a three-piece ensuite and a charming old-fashioned electric fireplace. Step outside to the third-floor breakfast deck for morning coffee among the treetops or a quiet moment at the end of the day. Outdoors, the fully fenced backyard is framed by large trees and mature landscaping, creating a lush escape with room to garden, play, host friends or simply relax. The exceptional lot depth offers an outdoor setting to enjoy throughout the seasons, while decks on both upper levels provide additional places to dine and unwind. A clean, dry, unfinished basement offers abundant storage for seasonal items, sporting equipment and everyday extras. Enjoy the home's space and flexibility as it stands, personalize it to suit your lifestyle, or explore its future duplex possibilities. With three story's of living space, two kitchens, three fireplaces and outstanding outdoor areas, this is a distinctive opportunity to put down roots on a coveted Beaches street.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ School

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Semi-Detached     |
| LISTING STATUS | For Sale          |
| STYLE          | 3-Storey          |
| PROPERTY TYPE  | Semi-Detached     |
| BASEMENT       | Unfinished        |
| FACING         | South             |
| AGE            | 100+ years        |
| AREA RANGE     | 1500-2000 sqft    |
| PARKING        | 2 spaces          |
| ANNUAL TAX     | \$5,609           |
| POSTAL CODE    | M4E 1W1           |
| NEIGHBOURHOOD  | East End-Danforth |

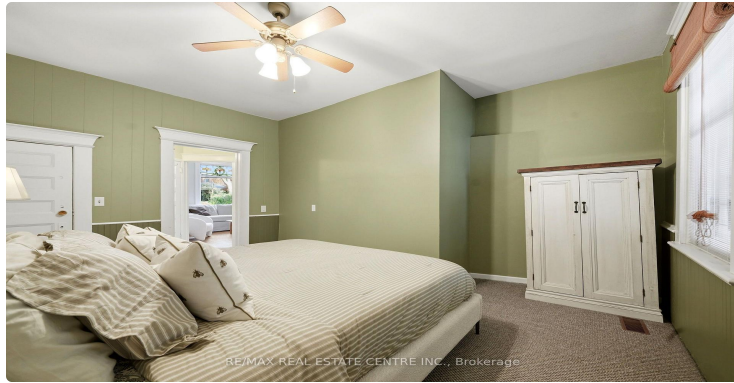
# ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                      |
|-----------------|----------|------------|-----------------------------------------------|
| Living Room     | Ground   | —          | Gas Fireplace, Hardwood Floor, Large Window   |
| Kitchen         | Ground   | —          | Hardwood Floor, Bay Window                    |
| Bedroom 2       | Ground   | —          | Broadloom                                     |
| Living Room     | Second   | —          | Gas Fireplace, Bay Window                     |
| Kitchen         | Second   | —          | Hardwood Floor, W/O To Deck                   |
| Bedroom 3       | Second   | —          | Hardwood Floor, Overlooks Backyard            |
| Primary Bedroom | Third    | —          | 3 Pc Ensuite, Electric Fireplace, W/O To Deck |
| Utility Room    | Basement | —          | Unfinished                                    |

## GALLERY

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## LISTING AGENT

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