



FOR SALE

CONDO APARTMENT

MLS# E13873732

4062 Lawrence Avenue E 306, Toronto, ON M1E 4V5

West Hill, Toronto · M1E 4V5

C\$ 350,000

3	2	1,500	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Space, Style & Savings All in One! Welcome to this beautifully maintained 2-storey condo offering an exceptional blend of comfort, convenience, and value in the heart of Scarborough. Featuring 3 generously sized bedrooms and 2 bathrooms, this spacious home is ideal for first time buyers, growing families, professionals, or savvy investors. Enjoy a bright and functional layout with plenty of living space and a private balcony, perfect for morning coffee or unwinding at the end of the day. HVAC updated in 2024 and is equipped with stainless steel appliances and ensuite washer and dryer. The building's recently renovated common areas offer a fresh and modern feel, while residents enjoy an impressive array of amenities including an indoor pool, fitness centre, sauna, party room, visitor parking and more. Best of all, the maintenance fees offer incredible value and include heat, air conditioning, water, cable TV, building insurance, parking and access to all amenities, with only hydro extra. Ideally located just minutes from Centennial College and the University of Toronto Scarborough, with easy access to public transit, GO Station, schools, supermarkets, shopping, Morningside Park, walking trails and everyday essentials. A spacious home, outstanding amenities and exceptional value. This is one you will not want to miss! *Photos have been virtually staged.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1400-1599 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,214
POSTAL CODE	M1E 4V5
NEIGHBOURHOOD	West Hill

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Pot Lights, W/O To Balcony
Dining Room	Main	—	—
Primary Bedroom	Main	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.