



ROYAL LEPAGE SIGNATURE CONNECT.CA REALTY, Brokerage

FOR SALE

DUPLEX

MLS# E13881736

6 Wheeler Avenue, Toronto, ON M4L 3V2

The Beaches, Toronto · M4L 3V2

C\$ 1,749,000

5	2	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Two beautiful homes. One exceptional Beach address! Across from Kew Gardens and just a five minute stroll to the lake, this one-of-a-kind detached duplex offers two self contained two bedroom suites, a stunning perennial garden and parking for up to three cars on a prime 30 foot lot. Perfect for co-ownership, multigenerational living or enjoying your own space with rental income! The spacious main floor suite features two generous bedrooms, hardwood floors and an expansive living/dining area with soaring ten foot ceilings. Upstairs, a spectacular loft-style suite offers a spacious primary bedroom overlooking the garden, a second bedroom currently reimaged as a dressing room (seller will convert back upon request), an oversized kitchen with a massive centre island, a private wraparound balcony and a bonus loft ideal for guests, a home office or gym.Outside, a lush perennial garden awaits with inviting spaces to relax, recharge and entertain. Ample parking includes a legal front parking pad, rear garage and additional parking behind the house. Unfinished, full size basement has a separate entrance. Recent updates (2020-26) include new roof, tankless water heater, central air, all new appliances, weeping tiles/sump pump and complete backyard makeover. Move in and enjoy! A rare opportunity to enjoy the best of Beach living, with flexibility for today and possibilities for tomorrow.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance, Full
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,126
POSTAL CODE	M4L 3V2
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.95 x 3.63	Hardwood Floor, Fireplace, Overlooks Dining
Dining Room	Main	3.20 x 2.25	Hardwood Floor, Overlooks Living

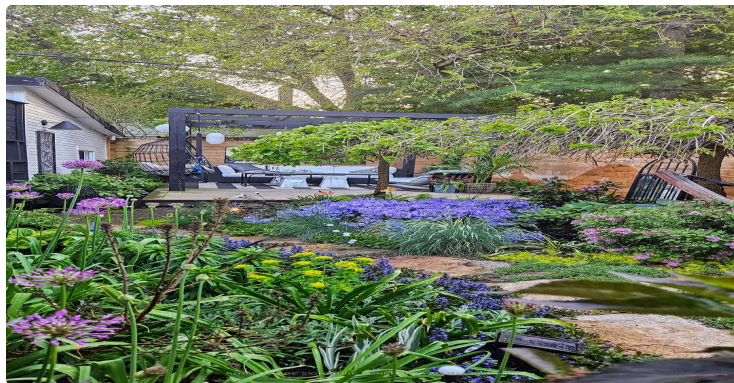
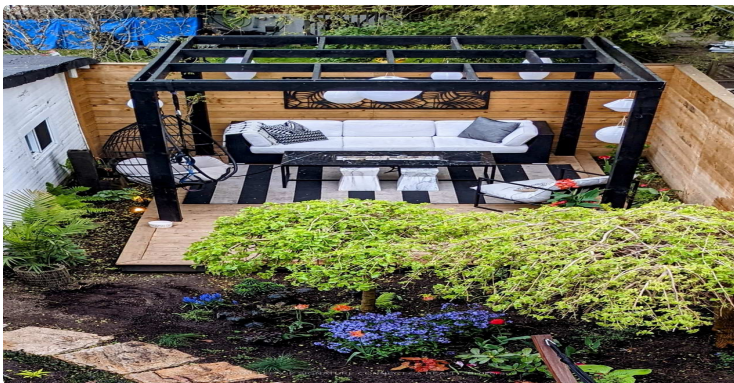
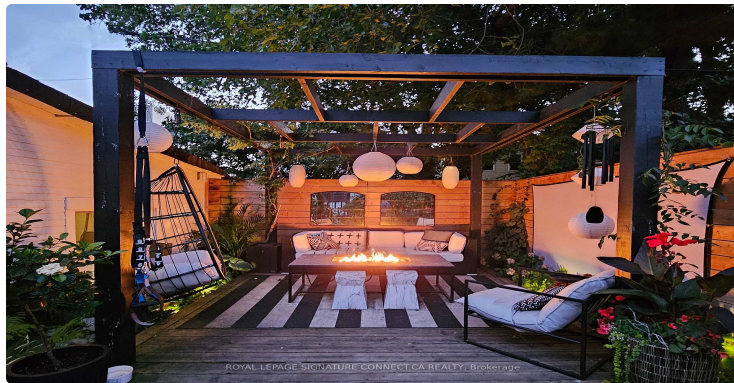
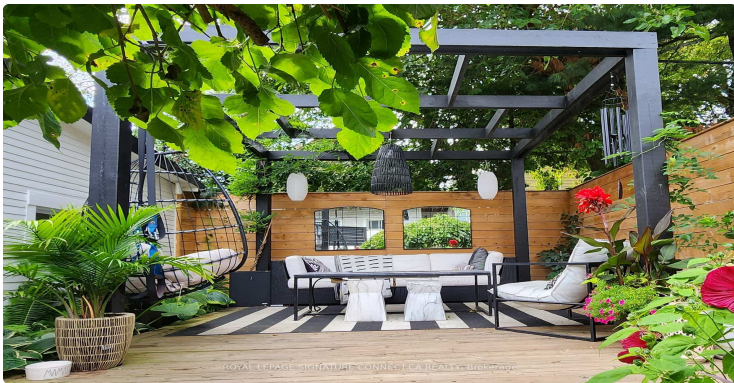
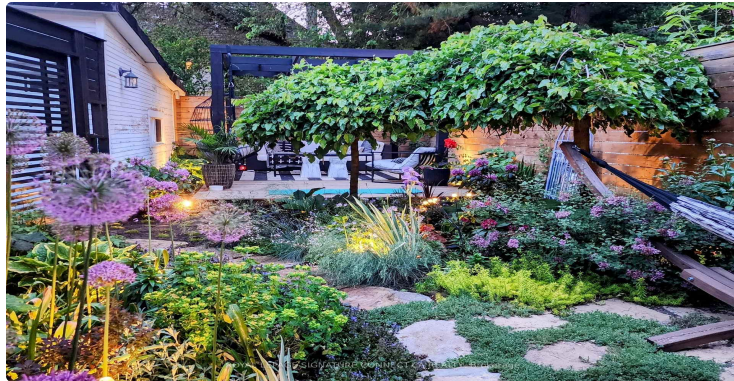
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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.40 x 3.00	Tile Floor, Stone Counters, B/I Shelves
Bedroom	Main	3.75 x 3.00	Hardwood Floor, Closet
Bedroom 2	Main	3.54 x 2.70	Hardwood Floor, Closet
Living Room	Second	3.32 x 4.08	East View, Brick Fireplace, Bay Window
Dining Room	Second	3.05 x 2.59	—
Kitchen	Second	4.85 x 4.20	Stone Counters, Centre Island, W/O To Balcony
Bedroom	Second	3.56 x 3.81	W/O To Balcony, Closet, Skylight
Bedroom 2	Second	4.33 x 2.29	Large Window
Loft	Third	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE CONNECT.CA 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.