



FOR SALE

DETACHED

MLS# E13882754

725 Sammon Avenue, Toronto, ON M4C 2E3

Danforth Village-East York, Toronto · M4C 2E3

C\$ 999,000

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

ABOUT THIS PROPERTY

Welcome to the Heart of Danforth Village! A wonderful opportunity to own a solid, detached two-storey home with a generous 21.4-foot frontage, a rare private drive and two-car parking (one large car and one small car). Lovingly maintained by the same family since the 1960s, this charming home offers comfort, space and timeless neighbourhood appeal. Step inside to a bright, open living and dining room, perfect for everyday living and entertaining. The family-sized eat-in kitchen offers plenty of room to gather, while a convenient main-floor powder room adds practicality. Walk out to a large patio, ideal for summer barbecues and outdoor enjoyment. Upstairs, discover three generously sized bedrooms and a meticulously maintained interior that is ready for you to move in and enjoy. The walk-out basement offers excellent potential for an in-law suite or additional living space, while ample storage throughout adds to the home's functionality. Enjoy an exceptional family-friendly location close to top-rated schools, including R.H. McGregor Elementary, Cosburn Middle School and La Mosaïque French School. East Lynn Park is just a 9-minute walk away, home to its popular farmers' market and welcoming community atmosphere. Earl Beatty Community Centre is only a 5-minute walk, with four nearby parks and an abundance of recreational facilities within approximately 20 minutes on foot. A rare opportunity to enjoy detached living, private parking and the convenience of Danforth Village in a home cherished by one family for generations. Move in, make it your own and celebrate your first Christmas in your new home!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,195
POSTAL CODE	M4C 2E3
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Tile Floor, Stainless Steel Appl, Family Size Kitchen
Primary Bedroom	Second	—	Parquet, Window, Closet
Bedroom 2	Second	—	Parquet, Window, Closet
Bedroom 3	Second	—	Parquet, Window, Closet
Recreation	Basement	—	Tile Floor, Closet
Workshop	Basement	—	Concrete Floor, W/O To Yard, Window
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY

Email: pshaganenko@gmail.com

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.