



FOR SALE

SEMI-DETACHED

MLS# E14022238

93 Rainsford Road, Toronto, ON M4L 3N8

The Beaches, Toronto · M4L 3N8

C\$ 1,298,000

5	3	1,300	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to own a character-filled triplex in Toronto's highly sought-after Beaches neighborhood. Ideal for investors or owner-occupiers, this solid brick semi offers three self-contained apartments, two-car laneway parking and outstanding income potential, all just seconds from the lake. The vacant main-floor 2-bedroom suite is freshly painted with brand-new, never-lived-on flooring, new washer/dryer, exposed brick, fireplace & sliding barn doors. The smaller second bedroom is ideal as a nursery, office or workspace. Move right in or lease at current market rent. The charming upper 1-bedroom suite is filled with natural light and features exposed brick, fireplace, soaring vaulted ceilings, built-in ladder to a loft/storage area, sliding barn door and private rear deck. The lower 1-bedroom suite also offers exposed brick and a cozy, functional layout. Both upper and lower suites are occupied by fantastic month-to-month tenants who would love to stay. Appliances are included with each unit, plus an owned tankless hot-water system and numerous updates, many completed in 2017 and 2026. Enjoy a freshly painted front stoop, perfect for morning coffee, plus two-car parking off the rear lane, offering additional income potential. An exceptional Beaches location! Walk to the Beaches, Boardwalk, Ashbridges Bay, waterfront trails, parks and Queen Street East's shops, cafés and restaurants. TTC is nearby with convenient access to the subway and downtown. A rare combination of character, income, flexibility and an incredible Beaches lifestyle! Please see Brokerage remarks for important showing instructions.

FEATURES

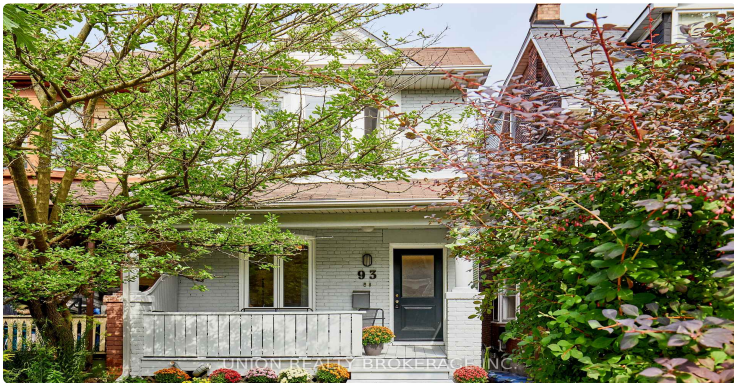
- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Finished with Walk-Out
FACING	East
AGE	100+ years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,243
POSTAL CODE	M4L 3N8
NEIGHBOURHOOD	The Beaches

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, B/I Desk, B/I Closet
Kitchen	Main	—	Track Lighting, Hardwood Floor, B/I Microwave
Dining Room	Main	—	Sliding Doors, Hardwood Floor
Bedroom	Main	—	Fireplace, Hardwood Floor, Large Window
Bedroom 2	Main	—	Window, Hardwood Floor
Kitchen	Upper	—	Breakfast Area, Hardwood Floor, W/O To Terrace
Living Room	Upper	—	Open Concept, Hardwood Floor, B/I Closet
Primary Bedroom	Upper	—	Fireplace, Hardwood Floor, Vaulted Ceiling(s)
Living Room	Basement	—	Open Concept, Above Grade Window, Broadloom

GALLERY





LISTING AGENT

Pavel Shaganenko

UNION REALTY BROKERAGE INC.

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.