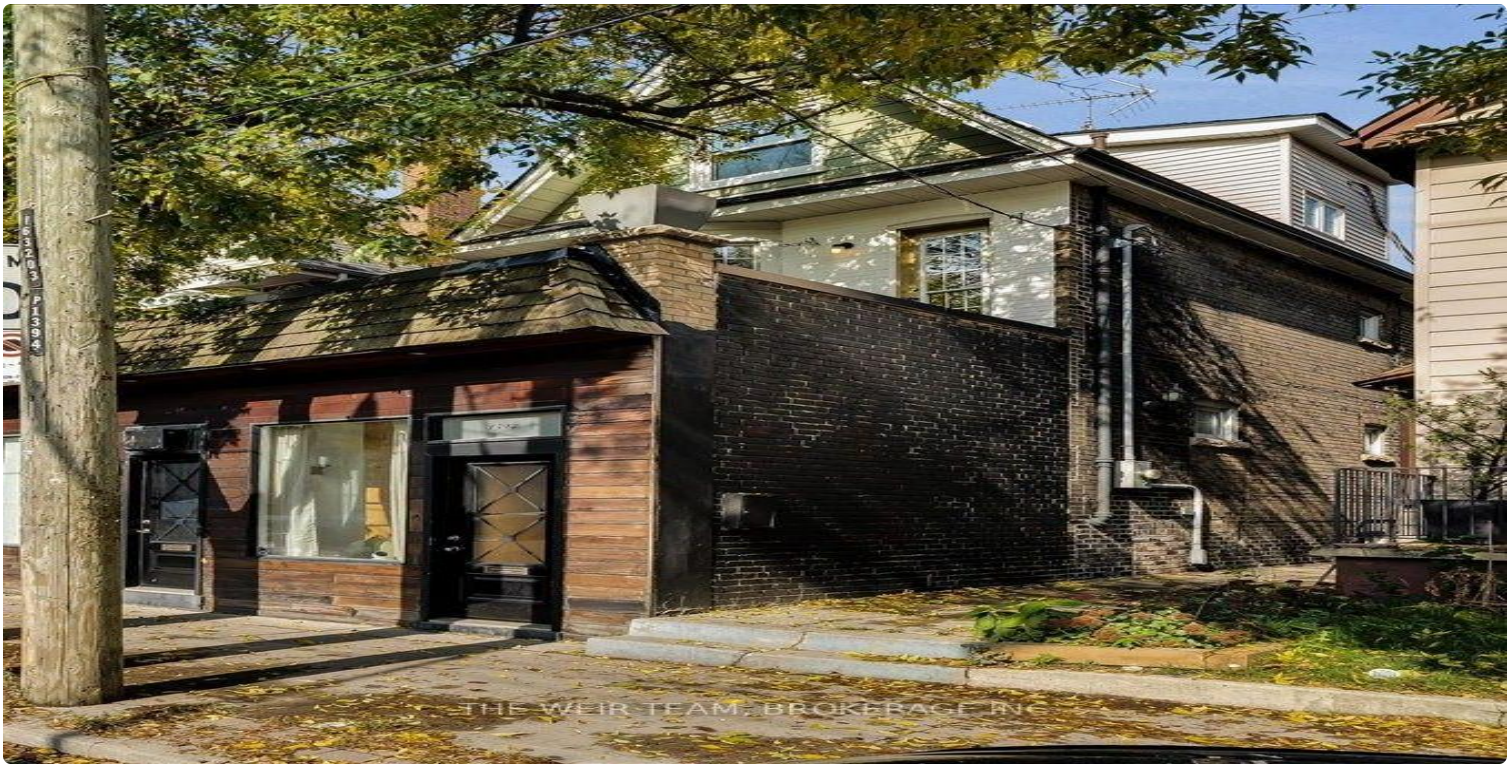




FOR SALE

DETACHED

MLS# E14031468

1394 Queen Street E, Toronto, ON M4L 1C9

Greenwood-Coxwell, Toronto · M4L 1C9

C\$ 1,800,000

4	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Queen Street East Opportunity! Spacious Family Home, Storefront & Separate One-Bedroom Apartment! Discover the possibilities at 1394 Queen Street East! This unique 2.5-storey, four-bedroom, four-bathroom residence combines generous family living with a street-facing storefront, a separate two-level, one-bedroom apartment and three-car laneway parking. An exceptional opportunity for those seeking a versatile property with potential for a live-work arrangement, extended family accommodation or potential additional income. The main residence welcomes you with a large foyer featuring built-in closets, while the main floor offers two bedrooms with flexibility for family, guests or a home office. The second floor features a bright and airy open-concept living and dining area, a separate den with a walkout to a balcony, and a convenient two-piece bathroom. The large kitchen offers plenty of space for cooking and gathering, with a walkout to an expansive deck complete with a BBQ area, hot tub and sitting space, perfect for entertaining or relaxing outdoors. The third floor offers a spacious primary retreat featuring a large bedroom, four-piece ensuite and walkout to an additional outdoor area with terrace potential. The basement provides room for an office or potential bedroom, plus a large storage area. At the rear, a separate two-level, one-bedroom apartment offers additional flexibility for extended family, guests or potential rental income. Facing Queen Street East, the storefront features its own two-piece bathroom and offers potential for a small business, studio or professional workspace. Steps to Leslieville, The Beaches, the waterfront trails, TTC, shops, restaurants and amenities along Queen St. this one is not to be missed!!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

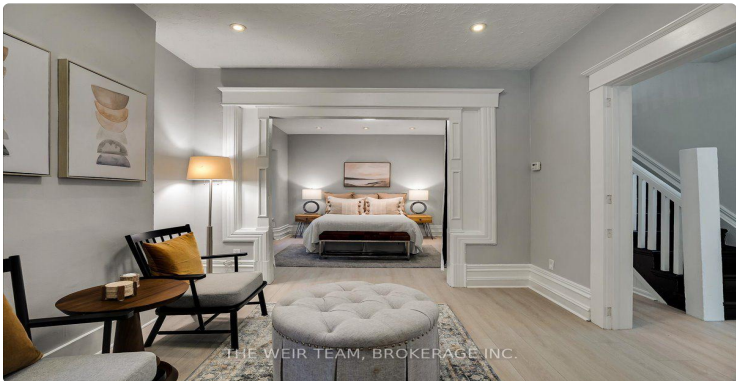
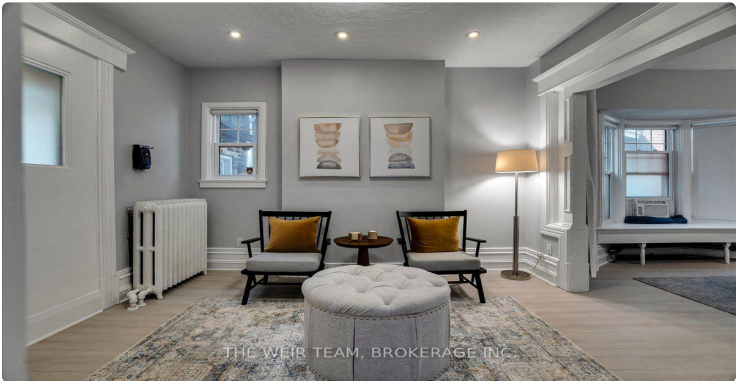
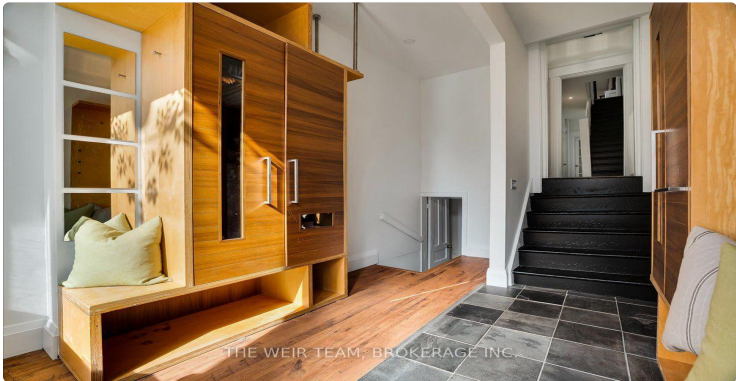
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Partially Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$11,019
POSTAL CODE	M4L 1C9
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	THE WEIR TEAM, BROKERAGE INC.
1394 Queen Street E, Toronto, ON M4L 1C9				

Foyer	Main	—	B/I Closet, Large Window
Bedroom	Main	—	Laminate, Pot Lights, Window
Bedroom 2	Main	—	Laminate, Pot Lights, Large Window
Laundry	Main	—	Tile Floor, Pot Lights
Living Room	Second	—	Large Window, Pot Lights, Combined w/Dining
Dining Room	Second	—	Large Window, Pot Lights, Combined w/Living
Kitchen	Second	—	W/O To Deck, Tile Floor, Pot Lights
Den	Second	—	Walk-Out, Laminate
Primary Bedroom	Third	—	Hardwood Floor, 4 Pc Ensuite, Window
Bathroom	Third	—	Hardwood Floor, Walk-Out
Office	Basement	—	Laminate, Pot Lights, Window
Utility Room	Basement	—	Unfinished
Office	Ground	—	Laminate, Pot Lights, 2 Pc Bath
Kitchen	Flat	—	Hardwood Floor, Large Window, Pot Lights
Bedroom 4	Flat	—	Hardwood Floor, Window, Closet
Recreation	Flat	—	Window, Closet, Broadloom

GALLERY





LISTING AGENT

Pavel Shaganenko

THE WEIR TEAM, BROKERAGE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.