



FOR SALE

DUPLEX

MLS# E14094172

85 Woodfield Road, Toronto, ON M4L 2W5

Greenwood-Coxwell, Toronto · M4L 2W5

C\$ 999,000

4	2	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Builders, Developers, Investors & Renovators! An exceptional opportunity in Toronto's highly desirable Leslieville neighbourhood! Situated on a beautiful, mature, landscaped lot surrounded by lush greenery, established trees and charming gardens, this property offers a picturesque setting with incredible potential. Currently configured as a duplex, the existing home presents an exciting opportunity for a complete transformation or a fresh start with a custom-built residence. Imagine creating your dream home while enjoying the beauty and privacy of this inviting outdoor space. Located in an established neighbourhood close to parks, schools, trendy shops, restaurants and convenient transit options. Whether you're an experienced renovator, builder or investor, this is your chance to bring your vision to life in one of Toronto's sought-after communities. Property is being sold in its current "as-is, where-is" condition. Buyers to conduct their own due diligence regarding zoning, permitted uses and redevelopment potential. A beautiful lot, an exceptional location and endless possibilities!

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Full
FACING	East
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,452
POSTAL CODE	M4L 2W5
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Ceiling Fan(s)
Bedroom	Main	—	Hardwood Floor, Bay Window, Ceiling Fan(s)
Kitchen	Main	—	Vinyl Floor, W/O To Yard
Bedroom	Second	—	Hardwood Floor, Closet, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Hardwood Floor, Large Window, Closet
Bedroom	Second	—	Hardwood Floor, Bay Window, Large Closet
Kitchen	Second	—	Tile Floor, Window

GALLERY



LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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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.