



ROYAL LEPAGE SIGNATURE REALTY Brokerage

FOR SALE

DETACHED

MLS# E14098056

53 Lesmount Avenue, Toronto, ON M4J 3V7

East York, Toronto · M4J 3V7

C\$ 2,099,000

5	5	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Luxury on tree-lined Lesmount Ave. awaits! Where modern design is elevated by impeccable craftsmanship and timeless sophistication. This custom-built residence offers expansive principal rooms filled with natural light, creating a warm yet refined atmosphere throughout, enhanced by engineered hardwood flooring, dramatic floor-to-ceiling windows, sleek LED lighting, and integrated built-in speakers designed for both everyday comfort and effortless entertaining. The open-concept main floor seamlessly connects the dining area to a striking chef' kitchen, complete with premium stainless steel appliances, a gas cooktop, built-in wall oven, and dishwasher, all complemented by elegant quartz countertops, a matching backsplash, a spacious center island with seating, and extensive custom cabinetry. The adjoining family room is both inviting and stylish, featuring a statement wall, a cozy fireplace, bespoke built-in shelving, and a walkout to a private deck overlooking the fully fenced backyard-perfect for relaxing or hosting. Upstairs, the primary suite offers a serene, hotel-inspired retreat with sun-filled windows, a thoughtfully designed walk-in closet with custom built-ins and LED accent lighting, and a luxurious 7-piece ensuite with a double vanity and a sleek wet room that includes a deep soaker tub within a glass shower. Three additional generously sized bedrooms, each with large windows and ample closet space, provide comfort and flexibility for family living. The fully finished lower level features a Legal Basement Apartment with soaring ceilings and exceptional versatility, offering a spacious recreation area with a separate walkout entrance, a second kitchen, an additional bedroom, and a stylish 4-piece bath-ideal for income generation, an in-law or nanny suite, or welcoming guests!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Fenced Yard

PROPERTY DETAILS

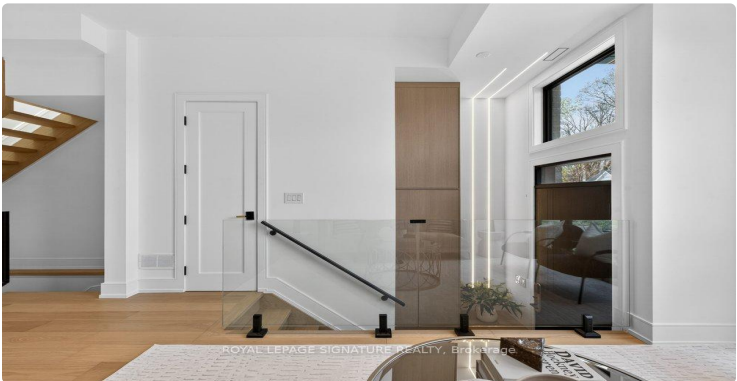
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Apartment, Walk-Out
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
POSTAL CODE	M4J 3V7
NEIGHBOURHOOD	East York

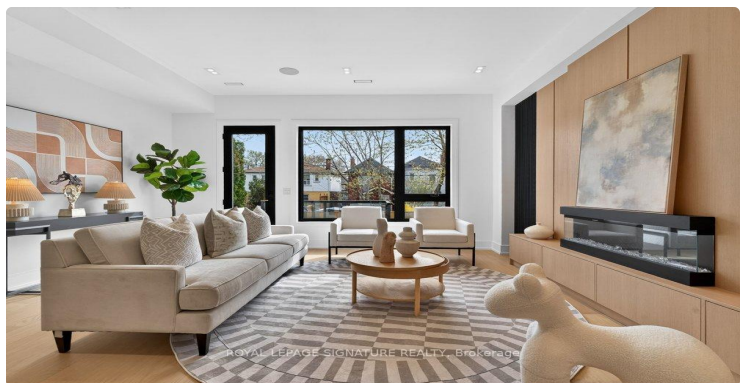
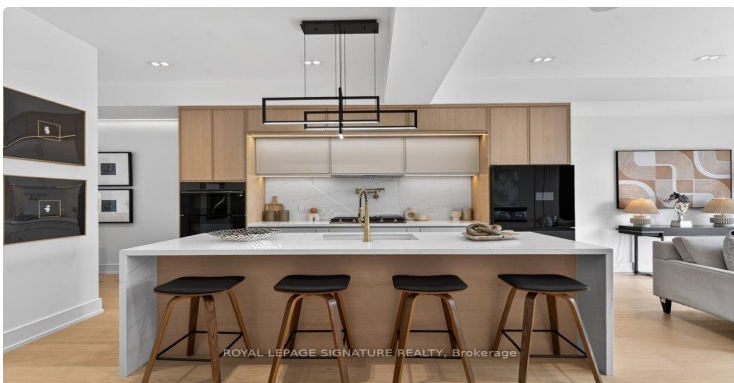
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
53 Lesmount Avenue, Toronto, ON M4J 3V7			
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Living Room	Main	—	Large Window, Hardwood Floor, LED Lighting
Dining Room	Main	—	Open Concept, LED Lighting, Hardwood Floor
Kitchen	Main	—	Centre Island, Quartz Counter, B/I Appliances
Family Room	Main	—	Fireplace, B/I Shelves, W/O To Deck
Primary Bedroom	Second	—	Built-in Speakers, Walk-In Closet(s), 7 Pc Ensuite
Bedroom 2	Second	—	Large Window, B/I Closet, 4 Pc Ensuite
Bedroom 3	Second	—	Large Window, B/I Closet, LED Lighting
Bedroom 4	Second	—	Large Window, B/I Closet, LED Lighting
Recreation	Basement	—	Walk-Up, Above Grade Window, Combined w/Kitchen
Kitchen	Basement	—	Above Grade Window, Stainless Steel Appl, Combined w/Rec
Bedroom	Basement	—	Above Grade Window, LED Lighting, B/I Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.