



THE WEIR TEAM, BROKERAGE INC.

FOR SALE

DETACHED

MLS# E14105930

13 Amroth Avenue, Toronto, ON M4C 4H3

East End-Danforth, Toronto · M4C 4H3

C\$ 1,249,000

4	2	900	0	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 13 Amroth Ave, a beautifully renovated detached home where thoughtful design, stylish finishes and exceptional indoor-outdoor living come together. From the moment you arrive, the covered front porch and landscaped front yard set the tone for a home that is as inviting as it is impressive. Inside, the main living area features hardwood floors and a bright, welcoming atmosphere. The spacious dining area flows seamlessly into a stunning chef inspired kitchen designed for everyday living and entertaining, featuring stainless steel appliances, stone countertops, an extra-large centre island and an abundance of cabinetry and storage. Overlooking the beautifully landscaped backyard, the kitchen offers the perfect connection between indoor comfort and outdoor enjoyment. The backyard is truly a standout, offering multiple spaces to relax, entertain and enjoy the seasons. Fire up the BBQ in the dedicated nook, dine al fresco in the dining area, kick back in the covered lounge complete with heaters and a TV for comfortable outdoor living well beyond the summer months or unwind in the hot tub after a long day. A grassy area provides room for the kids to play, while two storage sheds add even more versatility and storage space. Upstairs, the spacious primary bedroom features built-in closets, while two tandem bedrooms offer flexible space for family, guests or a home office, with a walkout to a private balcony. A spa-inspired bathroom completes this level, creating a relaxing retreat at the end of the day. The finished lower level adds valuable living space with a large recreation room, an additional bedroom, a two-piece bathroom, ample storage and a generous utility room. Just steps from great schools, TTC subway & buses, Main St. GO station, shops, restaurants and amenities along the Danforth. A wonderful opportunity to settle into a home where every detail invites you to relax, entertain and make lasting memories.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ Rec./Commun.Centre
- ✓ School

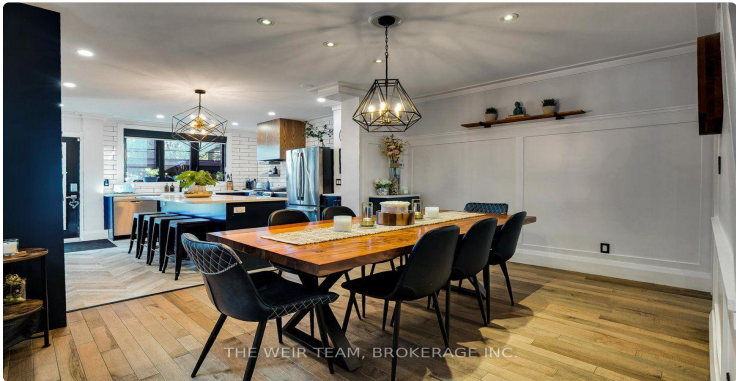
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AGE	100+ years
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$5,755
POSTAL CODE	M4C 4H3
NEIGHBOURHOOD	East End-Danforth

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Tile Floor, Closet
Living Room	Main	—	Hardwood Floor, Pot Lights, Large Window
Dining Room	Main	—	Hardwood Floor, Pot Lights, Large Window
Kitchen	Main	—	Stainless Steel Appl, Stone Counters, Centre Island
Primary Bedroom	Second	—	B/I Closet, Large Window, Laminate
Bedroom 2	Second	—	W/O To Balcony, Closet, Laminate
Bedroom 3	Second	—	Window, Laminate
Recreation	Basement	—	Pot Lights, Window, Broadloom
Bedroom 4	Basement	—	Pot Lights, Window, Broadloom
Bathroom	Basement	—	2 Pc Bath, W/O To Yard, Laminate

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.