

FOR SALE | DETACHED | MLS# E14144452

39 Mortimer Avenue, Toronto, ON M4K 1Z9

Broadview North, Toronto · M4K 1Z9

C$ 988,888

3	2	900	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 39 Mortimer Avenue! Beautifully updated and lovingly maintained, this detached East York home blends timeless charm with modern comfort, with three bright bedrooms, two renovated bathrooms, lowered basement, coveted legal front pad parking, and generous storage. Thoughtful touches shine throughout, from step lighting that illuminates stair treads to pocket doors that enhance flow and high-quality appliances. The third bedroom's vaulted ceiling adds character and the set-back front porch offers a private perch to enjoy a cup of coffee and chat with neighbours. The professionally lowered basement (7'6" ceiling height), completed with permits, adds valuable living space that has been thoughtfully designed with heated floors, built-in shelving, large screen projection for movie nights, and a spa-inspired bath with a deep soaker tub. A separate entrance may be possible if desired. Outside, the deep 19 ft x 132 ft lot reveals a backyard oasis with a cute swing, lovely shade and quality turf for easy maintenance. A generously sized patio area sets the scene for outdoor meals and entertaining, while the shed provides even more storage. Location matters and this home is centrally located and connected to city living. Enjoy unbeatable transit accessibility with TTC right at your doorstep and a short walk to Broadview Subway Station. Quick access to the Don Valley Parkway (DVP) makes commuting downtown or around the city effortless, and nearby Don Valley trails invite outdoor adventures. Easily access the vibrancy of the Danforth, which is a renown hub for restaurants, cafes, shops, and community events, putting the best of Toronto within easy reach. Enjoy a highly sought-after school catchment, amazing neighbours and a welcoming community. From the private porch to the shaded backyard, this inviting home delivers comfort, convenience and space to unwind-right in the heart of East York.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	$4,466
POSTAL CODE	M4K 1Z9
NEIGHBOURHOOD	Broadview North

ROOM BREAKDOWN

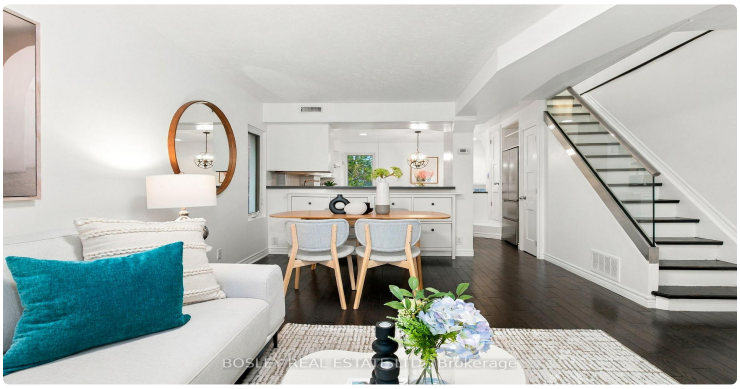
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Hardwood Floor
Dining Room	Ground	—	Combined w/Living, Hardwood Floor
Kitchen	Ground	—	Pantry, Eat-in Kitchen, Tile Floor
Primary Bedroom	Second	—	Walk-In Closet(s), Pot Lights, Laminate
Bedroom	Second	—	Closet, Laminate
Bedroom	Second	—	Closet, Laminate
Bathroom	Second	—	Separate Shower
Recreation	Basement	—	Heated Floor
Office	Basement	—	Above Grade Window, Heated Floor
Bathroom	Basement	—	Soaking Tub, 3 Pc Bath
Laundry	Basement	—	—

GALLERY


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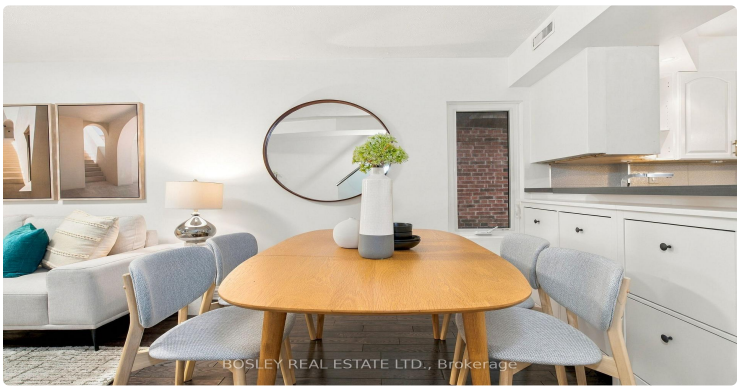

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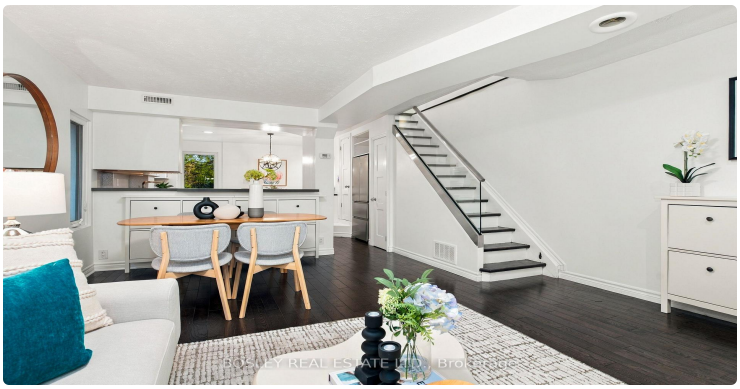

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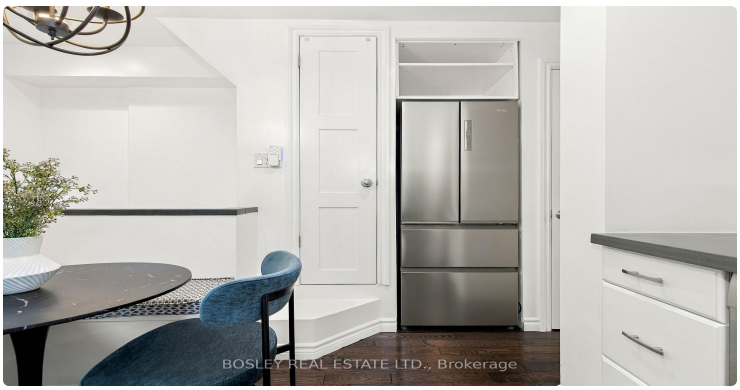



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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.