

FOR SALE | SEMI-DETACHED | MLS# E14155602

2396 Gerrard Street E, Toronto, ON M4E 2E1

East End-Danforth, Toronto · M4E 2E1

C$ 970,000

2	1	1,300	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

In-place income. Build six storeys as of right, and build and sell laneway housing. Potential for 26 units in total. Opportunity to purchase together with the property next door. Buyer is responsible for conducting their own due diligence. Great School District W Adam Beck & Malvern... This Lovely Open Concept Upper Beach House Has It All. Close To All Kinds Of Shopping, Restaurants, Transportation, Parks, Trails & The Beach. Large Fenced In Garden That Is Perfect For Entertaining + On Site Parking. There Have Been Many Updates In Past 10 Years. The Basement Is High & Good Space To Work With If You Want To Finish.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Unfinished
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	$3,295
POSTAL CODE	M4E 2E1
NEIGHBOURHOOD	East End-Danforth

ROOM BREAKDOWN

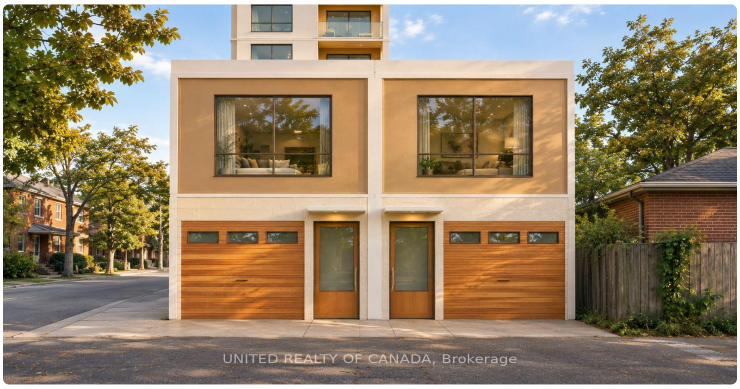
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.02 x 4.57	Combined w/Dining, Open Concept
Dining Room	Main	6.02 x 4.57	Combined w/Living, Open Concept
Kitchen	Main	3.56 x 2.82	Overlooks Dining, Open Concept, Overlooks Garden
Breakfast	Main	2.87 x 2.44	Combined w/Kitchen, Overlooks Garden
Primary Bedroom	Second	3.00 x 2.74	Hardwood Floor, Semi Ensuite

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	3.12 x 2.44	Hardwood Floor, Semi Ensuite
Laundry	Basement	5.89 x 4.37	Unfinished
Other	Basement	3.51 x 2.79	Unfinished

GALLERY

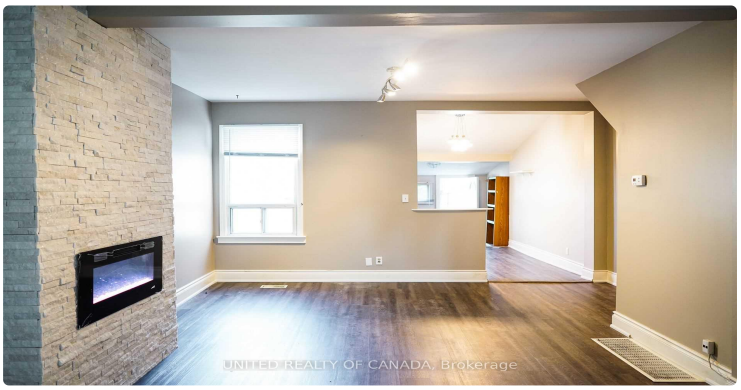

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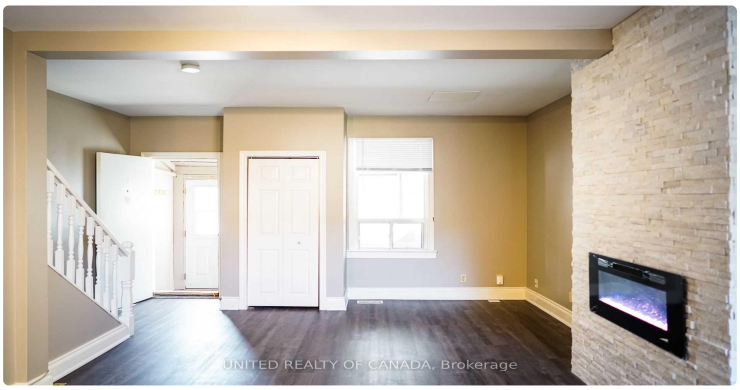

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LISTING AGENT

Pavel Shaganenko

UNITED REALTY OF CANADA

Email: pshaganenko@gmail.com

Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.