


FOR SALE | SEMI-DETACHED | MLS# E14159168

# 14 Coleman Avenue, Toronto, ON M4C 1P7

Woodbine-Lumsden, Toronto · M4C 1P7

## C$ 989,000

| 3 | 2 | 900 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome to 14 Coleman Avenue, a charming 2-storey semi-detached home nestled in the highly sought-after East End-Danforth community. Combining classic urban character with modern potential, this property is an exceptional find for first-time buyers, growing families, or investors looking to establish roots in a vibrant, transit-oriented neighbourhood. Extremely well maintained, with all the big-ticket items updated: roof, waterproofing, windows, furnace, and a new, updated kitchen. Your new home is move -in ready. Key Features Spacious Layout: Offers an open-concept main floor ideal for effortless entertaining and everyday living. Flexible Living Space: Features 2+1 bright bedrooms and 2 washrooms, providing ample space for a home office or a growing family. Deep Laneway Lot: Situated on an impressive 20.06 x 131-foot lot, offering private outdoor space and outstanding potential for a future laneway suite. Functional Basement: A finished basement provides an excellent layout for additional recreation space, a gym, or a third bedroom.Unmatched Neighbourhood Convenience Location is everything, and 14 Coleman Avenue delivers unparalleled connectivity. Transit at Your Doorstep: Steps away from the Main Street Subway Station and a short 5-minute walk to the Danforth GO Station for an effortless commute into the downtown core. Walkable Amenities: Take a stroll to Danforth Avenue to enjoy local favourites like Len Duckworth Fish & Chips, boutique shops, everyday grocery stores, and cozy cafes. Parks & Recreation: Stay active with easy access to Taylor Creek Park trails, local tennis courts, and neighbourhood green spaces practically next door. Top-Tier Schools: Families will appreciate the proximity to exceptional local schools, including Secord Public School and William J. McCordic School.Don't miss this incredible opportunity to own a piece of Toronto's dynamic East End!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Semi-Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Semi-Detached |
| BASEMENT | Finished, Separate Entrance |
| FACING | North |
| AREA RANGE | 700-1100 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $4,128 |
| POSTAL CODE | M4C 1P7 |
| NEIGHBOURHOOD | Woodbine-Lumsden |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Hardwood Floor, Overlooks Frontyard |
| Dining Room | Main | — | Hardwood Floor, Overlooks Living, Overlooks Backyard |
| Kitchen | Main | — | Hardwood Floor, W/O To Deck, B/I Appliances |
| Primary Bedroom | Second | — | Hardwood Floor, Overlooks Frontyard, Double Closet |
| Bathroom | Second | — | 3 Pc Bath, Glass Block Window, Glass Doors |
| Bedroom 2 | Second | — | Hardwood Floor, Overlooks Frontyard, Window |
| Office | Second | — | Hardwood Floor, Overlooks Backyard, Closet |
| Bedroom | Basement | — | 3 Pc Bath, Above Grade Window |
| Recreation | Basement | — | Above Grade Window |
| Laundry | Basement | — | — |
| Furnace Room | Basement | — | — |

# GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


ROYAL LEPAGE SIGNATURE REALTY, Brokerage

## LISTING AGENT


### Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

**Email:** pshaganenko@gmail.com


Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.