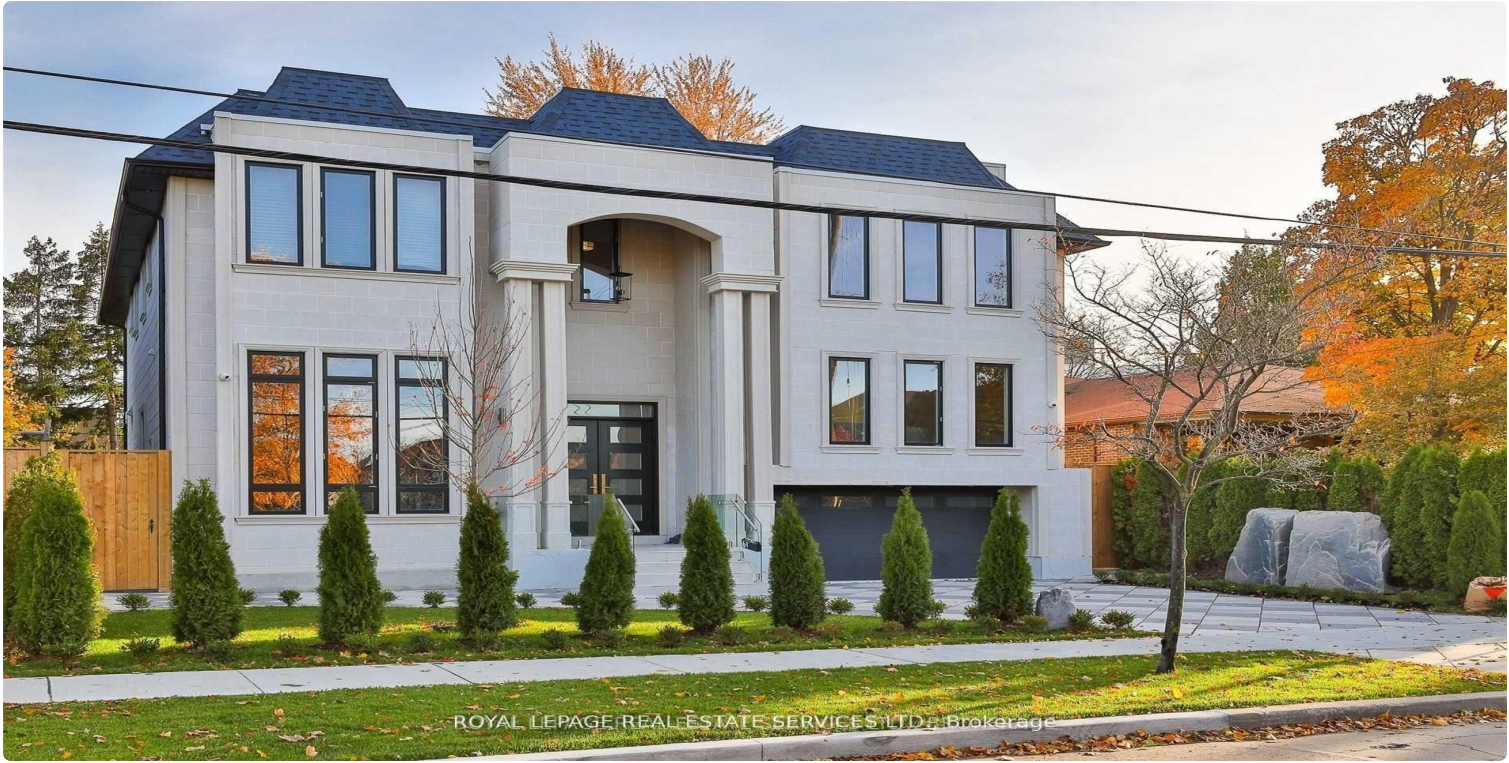




ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

DETACHED

MLS# W13254624

61 Dane Avenue, Toronto, ON M6A 1G4

Yorkdale-Glen Park, Toronto · M6A 1G4

C\$ 3,900,000

9	5	—	6	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 61 Dane Avenue - A Distinguished Custom Residence of Exceptional Scale, Design & Versatility. This remarkable transitional-style residence offers approximately 7,360 sq. ft. of beautifully finished living space, including an impressive fully finished lower level, set on a generous 60 x 125 ft. lot. Featuring 5+4 beds & 6 baths, this sophisticated residence has been thoughtfully designed to accommodate refined entertaining, luxurious everyday living & a variety of lifestyle requirements. The main level showcases an expansive chef-inspired kitchen with an oversized centre island, seamlessly connecting to elegant dining, living & family rooms enhanced by approximately 11-ft ceilings. A private main-floor office & 3-pc bath add exceptional functionality. Six skylights bathe the interiors in natural light, highlighting large-plank hardwood flooring, a dramatic floating staircase with sleek glass railings, gas fireplace & an abundance of pot lights that enhance the home's contemporary aesthetic. The fully finished lower level is an exceptional extension of the home, featuring a separate entrance & walkout to the rear yard, 4 additional beds, a 2nd kitchen & expansive recreation area, creating remarkable flexibility for extended accommodations, guests, a private workspace or additional living space. The private backyard offers generous outdoor space & excellent potential for entertaining or quiet enjoyment. Ideally situated near shopping, public transit, schools, parks & major transportation routes, including Lawrence West Subway Station, Allen Road & Yorkdale Shopping Centre. As per Seller, the lower level is currently generating approximately \$8,000/month in rental income. An exceptional opportunity to own a substantial custom residence offering impressive scale, sophisticated design, versatile living spaces & outstanding income potential in a highly convenient Toronto location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ New Build

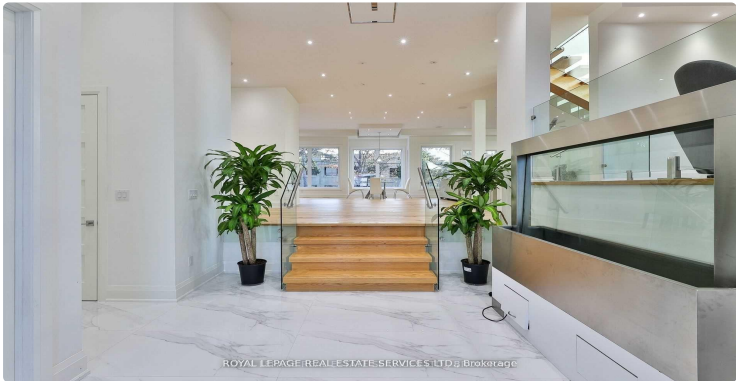
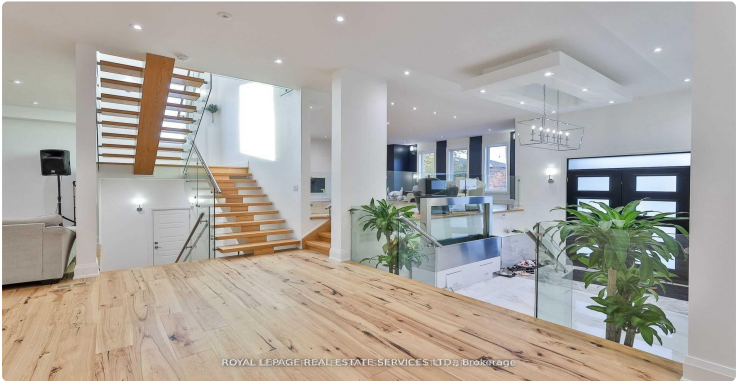
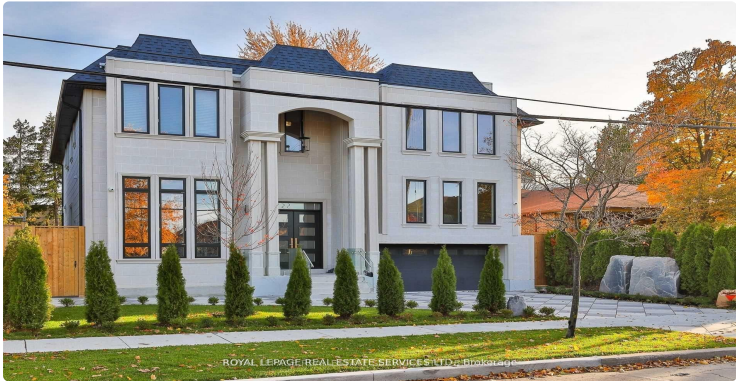
PROPERTY DETAILS

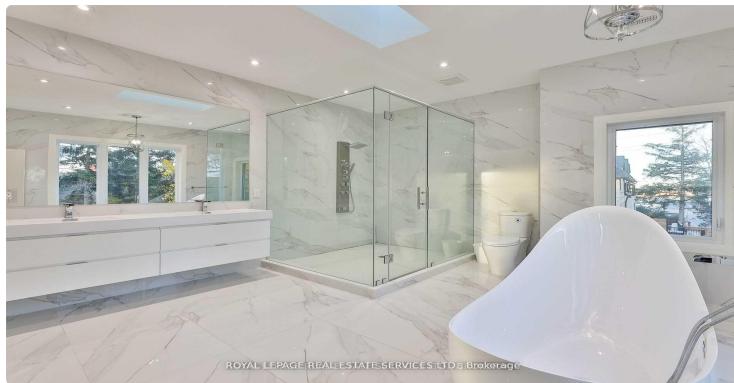
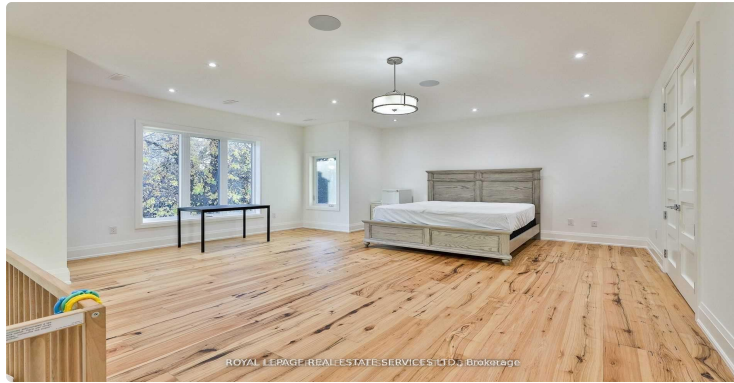
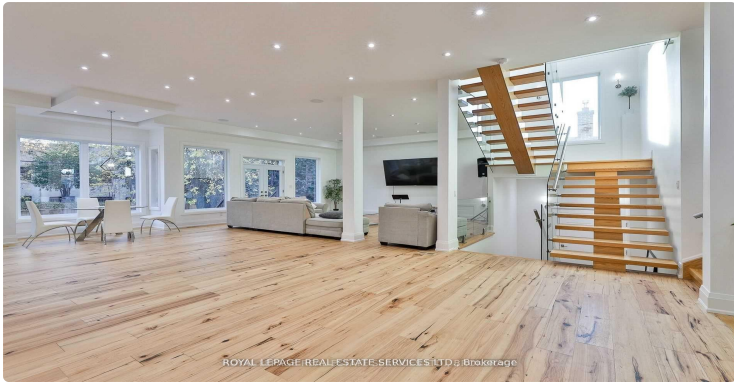
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AGE	0-5 years
AREA RANGE	5000 + sqft
PARKING	6 spaces
ANNUAL TAX	\$15,014
POSTAL CODE	M6A 1G4
NEIGHBOURHOOD	Yorkdale-Glen Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Overlooks Frontyard, LED Lighting
Dining Room	Main	—	Hardwood Floor, Formal Rm, Pot Lights
Kitchen	Main	—	Hardwood Floor, Centre Island, LED Lighting
Breakfast	Main	—	Hardwood Floor, Open Concept, Overlooks Family
Family Room	Main	—	Hardwood Floor, Open Concept, Walk-Out
Den	Main	—	Hardwood Floor, Pot Lights
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor
Bedroom 4	Second	—	Hardwood Floor
Bedroom 5	Second	—	Hardwood Floor, 3 Pc Ensuite
Recreation	Basement	—	Porcelain Floor, Walk-Out

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.