



FOR SALE

CONDO APARTMENT

MLS# W13627986

85 Emmett Avenue 1807, Toronto, ON M6M 5A2

Mount Dennis, Toronto · M6M 5A2

C\$ 349,900

2	1	850	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

MOTIVATED SELLER ! FANTASTIC LOCATION GREAT AMENITIES EXCELLENT VALUE! Welcome to 85 Emmett Ave! Spacious 1 Bedroom + large Den featuring a door and window, making it an excellent option for a second bedroom or private home office. Bright combined living/dining area with an open covered balcony offering an amazing panoramic south-facing view. TTC bus at your doorstep with easy access to Eglinton Ave, Scarlett Rd, Jane St, Hwy 401 & Hwy 427. Just 6 minutes to Weston GO Station. Close to parks, Humber River trails, schools, shopping and everyday amenities. Enjoy an abundance of green space & fantastic building amenities including gym, sauna, outdoor pool, playground, patio/BBQ area and soccer fields. York Humber High School is within walking distance.Excellent future potential: 85 Emmett Ave is ideally positioned near the emerging MOUNT DENNIS transit hub, connecting GO Transit, UP Express, TTC bus services and Line 5 Eglinton, providing convenient access across Toronto, including Union Station and Pearson International Airport. ATTENTION GOLFERS: Scarlett Woods Golf Course - approx. 4 min drive, Lambton Golf & Country Club - approx. 10 min drive, Weston Golf & Country Club - approx. 12 min drive. If you're looking for more open space, more greenery, excellent amenities and exceptional value, this unit is definitely worth seeing!

FEATURES

- ✓ Garage
- ✓ Golf
- ✓ Greenbelt/Conservation
- ✓ Hospital
- ✓ Park
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	51-99 years
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,386
POSTAL CODE	M6M 5A2
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

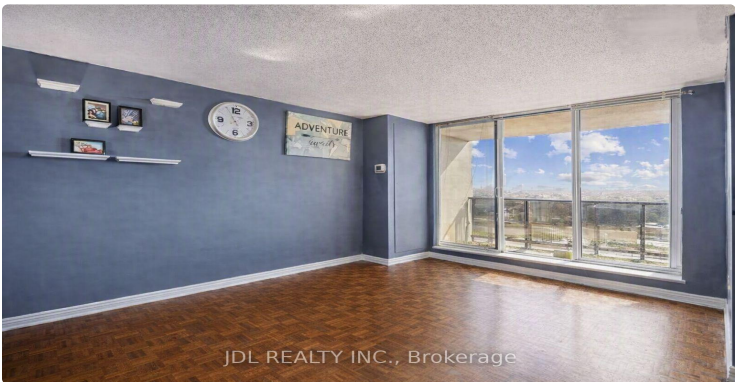
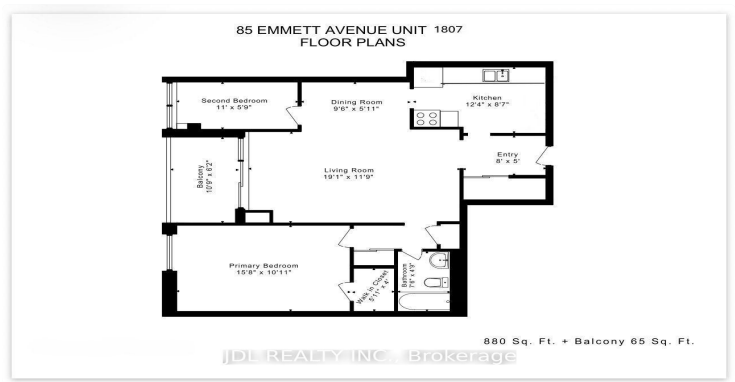
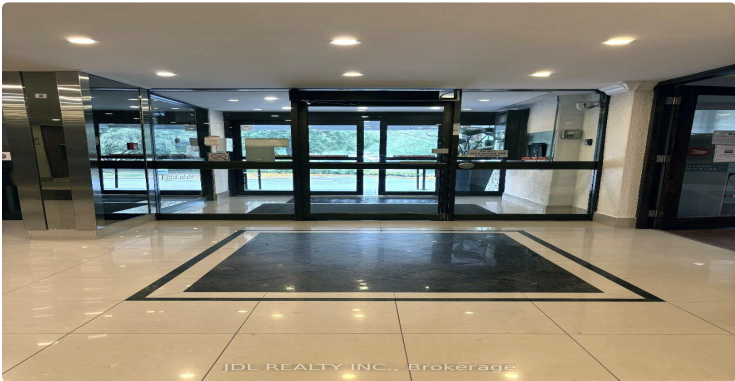
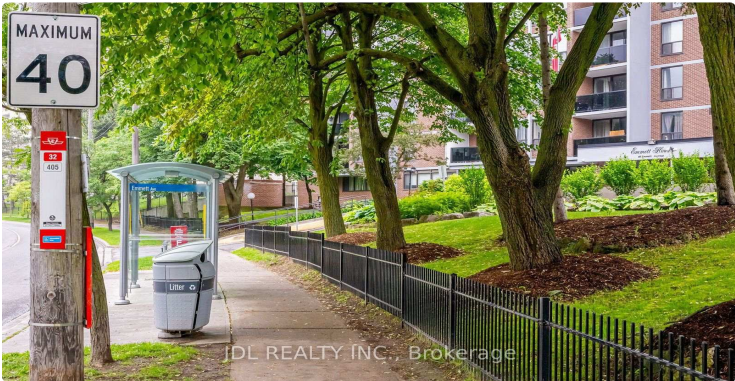
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Carpet Free, Parquet, W/O To Balcony
Dining Room	Main	—	Carpet Free, Parquet, Overlooks Living
Kitchen	Main	—	Ceramic Floor, Breakfast Area

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JDL REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Carpet Free, Parquet, Walk-In Closet(s)
Den	Main	—	Window, Parquet, Colonial Doors
Foyer	Main	—	Large Closet, Ceramic Floor
Bathroom	Main	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

JDL REALTY INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.