



FOR SALE

FOURPLEX

MLS# W13797364

33 Landour Avenue, Toronto, ON M6M 4J3

Keelesdale-Eglinton West, Toronto · M6M 4J3

C\$ 1,999,000

6	4	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention savvy investors and portfolio builders! Welcome to 33 Landour Ave, an exceptional, turn-key legal 4-plex meticulously engineered for zero operational maintenance, maximum tenant retention, and effortless hands-off management. Nestled in Toronto's high-demand Keelesdale community, this fully detached multiplex has been completely overhauled with pristine modern finishes and stands fully stabilized with high-quality tenants. Shifting from its previous misclassification as a standard residential home, this asset represents a pure commercial-grade investment pool opportunity. This property runs like an institutional net-lease asset; all signed lease agreements are legally structured so that the tenants pay 100% of the property utilities and handle all day-to-day property maintenance, including snow and grass removal. The building features four completely self-contained, light-filled units, each offering independent private entrances, separate in-suite laundry, open-concept layouts, and stainless-steel appliances. Stop chasing older multi-family properties burdened with hidden renovation debt, major capital expenditure projects, and utility expense leakage. Acquire a pristine asset backed by active warranties where the leases are signed and the yield is fully secured.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit

PROPERTY DETAILS

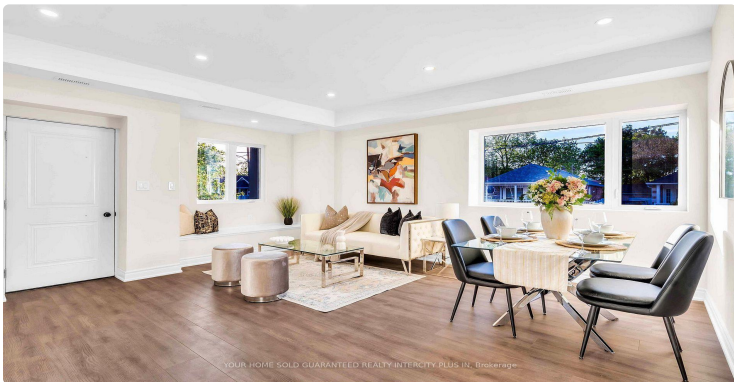
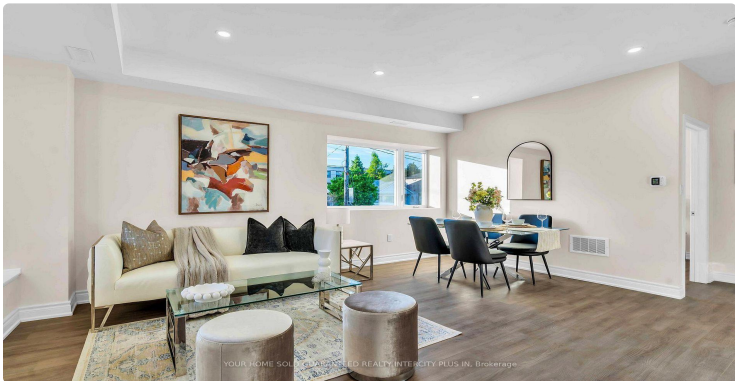
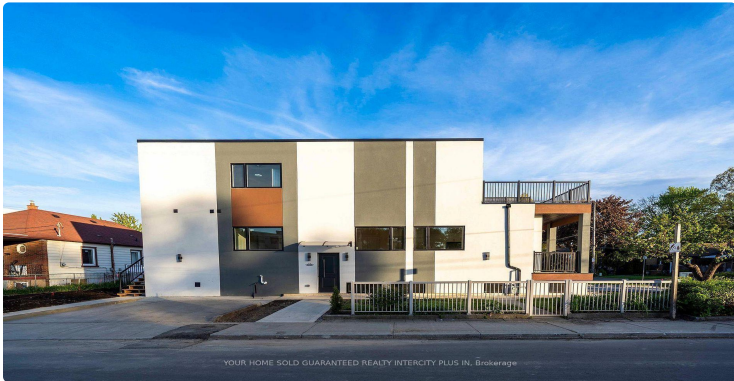
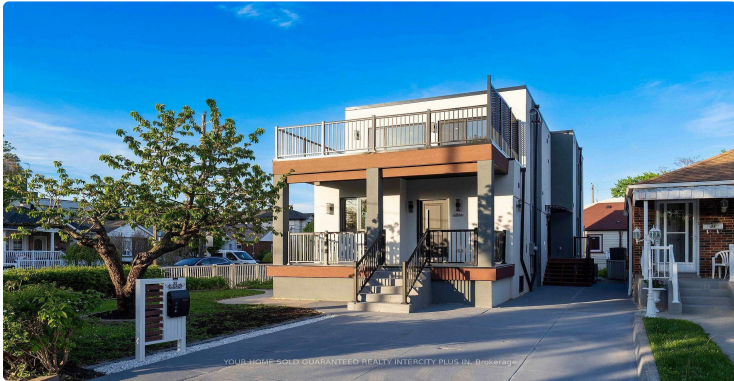
PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Separate Entrance, Finished
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,732
POSTAL CODE	M6M 4J3
NEIGHBOURHOOD	Keelesdale-Eglinton West

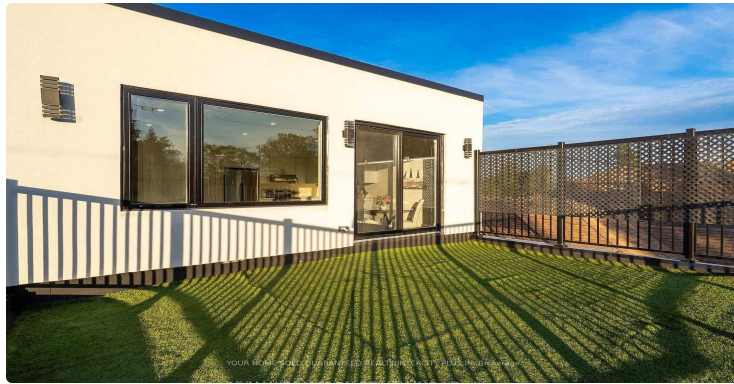
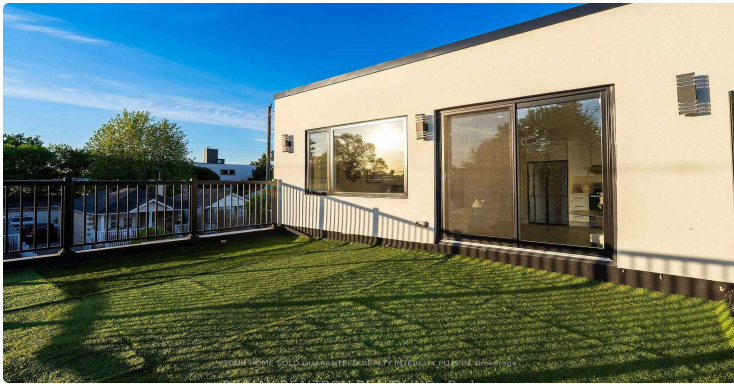
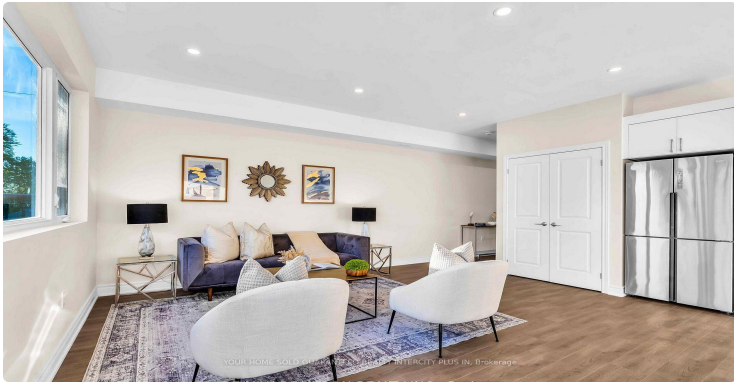
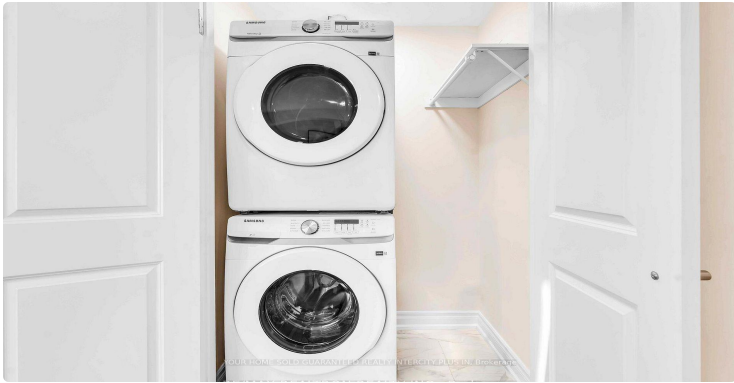
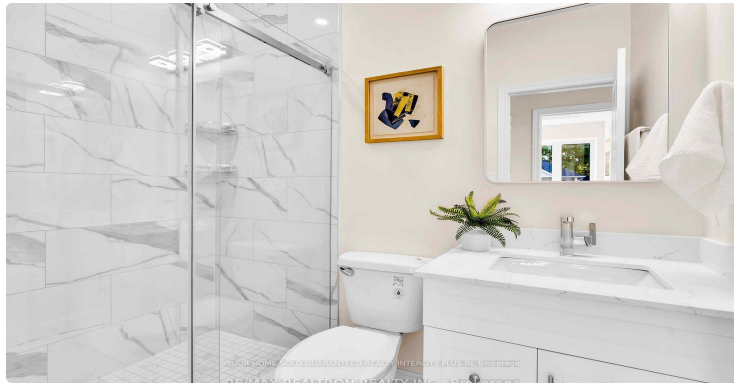
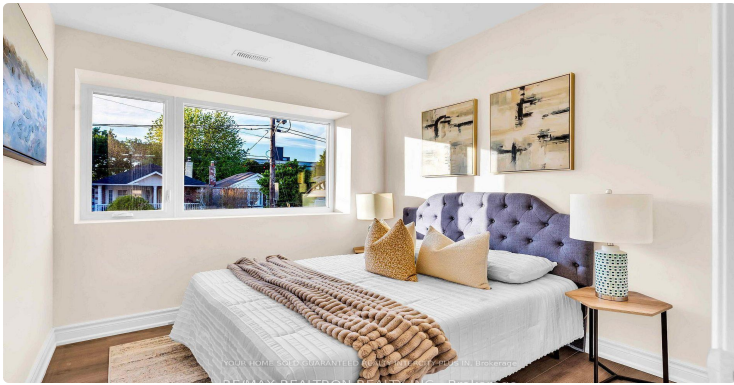
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Laminate, Stainless Steel Appl, Pot Lights
Family Room	Main	—	Laminate, Pot Lights
33 Landour Avenue, Toronto, ON M6M 4J3			YOUR HOME SOLD GUARANTEED REALTY INTERCITY PLUS INC

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Laminate, Combined w/Family, Pot Lights
Bedroom	Main	—	Laminate, Closet
Kitchen	Main	—	Laminate, Stainless Steel Appl
Living Room	Main	—	Laminate, Large Window, Combined w/Kitchen
Bedroom	Main	—	—
Kitchen	Second	—	Combined w/Dining, Stainless Steel Appl, Pot Lights
Living Room	Second	—	Laminate, Combined w/Dining, Pot Lights
Dining Room	Second	—	Laminate, Window, Combined w/Living
Bedroom	Second	—	Laminate, Closet, Window
Bedroom 2	Second	—	Laminate, Closet, Window
Den	Second	—	Laminate, Pot Lights
Kitchen	Basement	—	Laminate, Stainless Steel Appl, Pot Lights
Family Room	Basement	—	—
Bedroom	Basement	—	—
Bedroom 2	Basement	—	—

GALLERY





Pavel Shaganenko

YOUR HOME SOLD GUARANTEED REALTY INTERCITY PLUS INC

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.