



FOR SALE

DETACHED

MLS# W13810008

118 Lansdowne Avenue, Toronto, ON M6K 2V9

Roncesvalles, Toronto · M6K 2V9

C\$ 1,739,900

4	2	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 118 Lansdowne Ave, a timeless Victorian residence ideally situated on the border of two iconic Toronto neighbourhoods of Parkdale and Roncesvalles. Surrounded by vibrant cafes, boutique shopping, acclaimed restaurants, convenient transit and Gardiner Expressway access, this location offers the perfect balance of urban energy and community charm. This fully detached, two-storey brick home immediately captivates with its classic curb appeal, highlighted by a spacious covered front porch and inviting front foyer. Inside, rich character and thoughtful updates blend seamlessly throughout. Soaring 10-foot ceilings, hardwood flooring, refurbished high-profile baseboards and elegant mouldings create a warm and sophisticated atmosphere. Designed for both everyday living and entertaining, the expansive principal rooms flow effortlessly from one to the next while maintaining their own unique character. The newly renovated chef's kitchen is a standout feature, complete with custom two-tone hardwood cabinetry, quartz countertops, stainless steel appliances, and a deep farmhouse sink. At the rear of the home, a sun-filled family room offers the perfect gathering space, with a walkout to the beautifully landscaped yard featuring a large garden shed and private laneway parking. Upstairs, three generously sized bedrooms provide exceptional comfort and storage, all centred around a newly renovated four-piece bathroom. An additional versatile room offers the ideal space for a nursery, home office, or reading retreat. The basement presents abundant storage and exciting future potential for customization. Lovingly maintained and tastefully updated throughout, this exceptional home is ready to welcome its next chapter with your family. Other items include: 2nd parking spot based on a \$0 "verbal agreement" with the neighbour, Furnace 2024, AC 2016, Flooring 2022, Shingles 2018, Flat Roof 2011, French Immersion at both schools & two highly sought after day cares.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Unfinished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,058
POSTAL CODE	M6K 2V9
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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.