



FOR SALE

SEMI-DETACHED

MLS# W14096504

45 Sorauren Avenue, Toronto, ON M6R 2C8

Roncesvalles, Toronto · M6R 2C8

C\$ 1,199,000

4	4	1,300	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Sorauren Avenue, a lovingly cared-for and thoughtfully upgraded home in the heart of one of Toronto's most loved neighbourhoods! Just a short stroll to local cafés, parks, and the fantastic shops and restaurants of Queen West and Roncesvalles, this is city living at its best. Inside, you'll find a warm and inviting home with generous living spaces, a convenient main-floor powder room, and spacious bedrooms, including a sun-filled primary retreat. The deep basement, complete with a separate entrance, offers incredible flexibility for extended family, an in-law suite, a home office, or simply more room to spread out. Out back, enjoy a beautifully landscaped and private yard with a spacious deck, stone patio, and plenty of room to relax or entertain. And let's not forget the laneway garage with EV charging, a rare and practical bonus! With major improvements already taken care of, including the roof, furnace, central air conditioning, upgraded 200-amp electrical service, and extensive landscaping and drainage work, this is a home that has been truly loved and maintained over the years. Full of comfort, thoughtfully updated, and perfectly positioned to enjoy everything this incredible neighbourhood has to offer, 45 Sorauren is ready for its next chapter!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

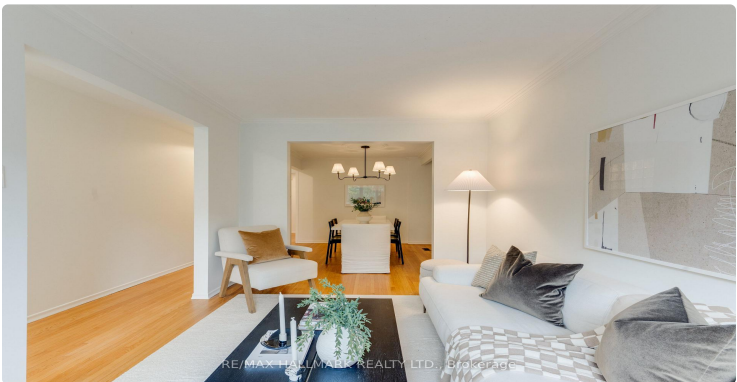
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,397
POSTAL CODE	M6R 2C8
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	—
Powder Room	Main	—	2 Pc Bath
Kitchen	Main	—	Eat-in Kitchen
Bedroom	Second	—	Closet
Bedroom	Second	—	Closet
Primary Bedroom	Second	—	Closet
Bathroom	Second	—	4 Pc Bath
Bedroom	Lower	—	—
Kitchen	Lower	—	—
Den	Lower	—	Carpet Free
Laundry	Lower	—	—
Bathroom	Lower	—	2 Pc Bath
Bathroom	Lower	—	2 Pc Bath

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.