



FOR SALE

DETACHED

MLS# W14100710

109 Fermanagh Avenue, Toronto, ON M6R 1M1

Roncesvalles, Toronto · M6R 1M1

C\$ 2,399,000

6	4	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Roncesvalles Village! Fully rebuilt from the ground up, this exceptional detached 3.5-storey LEGAL DUPLEX offers over 2,600 sq. ft. of beautifully finished living space, including a fully finished basement with separate entrance. Featuring 5+1 bedrooms and 4 bathrooms, this is the kind of home growing families wait for in Roncesvalles-and rarely find. Designed with modern family living in mind, the bright open-concept main floor offers seamless flow, abundant natural light and a sophisticated contemporary feel. At the heart of the home is a brand-new, magazine-worthy eat-in kitchen featuring quartz countertops, sleek cabinetry, designer backsplash and finishes (2026), a charming bay window, coffee bar and abundant storage-perfect for busy mornings, family dinners and entertaining. Generously proportioned bedrooms provide exceptional space for a growing family, while thoughtful design and quality craftsmanship are evident throughout. The fully finished lower level with separate entrance and additional bedroom offers outstanding flexibility for extended family, a nanny suite, home office or potential rental income. A rare bonus is the oversized detached 2-car garage with laneway access-an exceptional find in this neighborhood. Ideally located in one of Toronto's most sought-after family communities, just steps to the shops, cafes and restaurants of Roncesvalles Village, Sorauren Park, High Park, excellent schools and transit. Move-in ready, extensively upgraded and offering an outstanding combination of space, flexibility and location-this is more than a beautiful home; it's a smart investment in your family's future.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

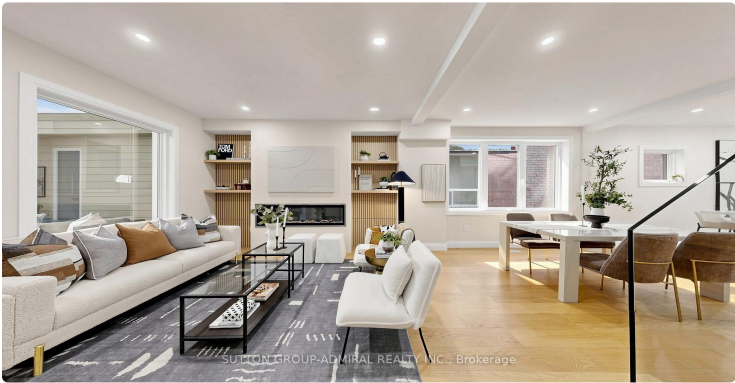
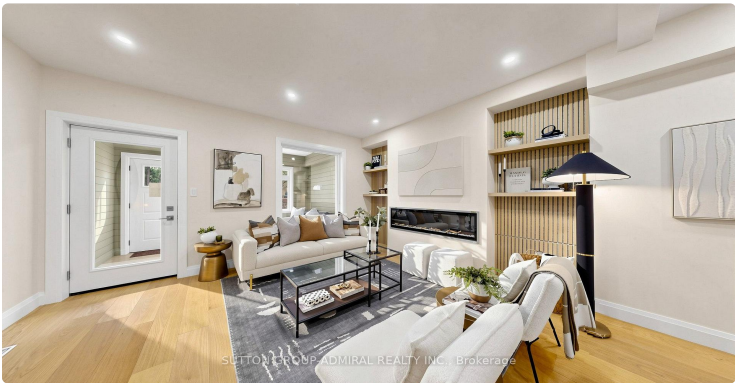
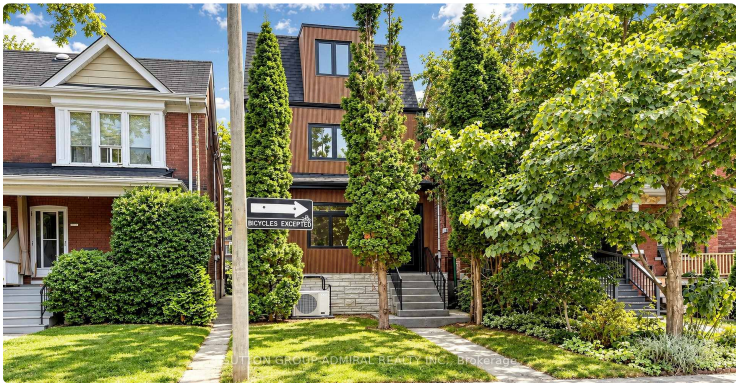
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,122
POSTAL CODE	M6R 1M1
NEIGHBOURHOOD	Roncesvalles

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Laundry	Main	—	—
Primary Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Third	—	—
Bedroom 4	Third	—	—
Living Room	Basement	—	—
Kitchen	Basement	—	—
Pantry	Basement	—	—
Bedroom 5	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.