



59 Austin Ave
Toronto Ontario M4M 1V7
 Toronto E01 South Riverdale Toronto
SPIS: N Taxes: \$7,714/2025

List: \$1,688,000 For: Sale

Triplex
Link:
 2 1/2 Storey

Front On: S
Acre:

Rms: 8 + 3
Bedrooms: 4 + 1
Washrooms: 3
 2x4, 1x3

Lot: 19.5 x 102.58 Feet Irreg:
Dir/Cross St: Pape and Dundas
Directions: south of Gerrard St E, west of Jones Ave

MLS#: E12839492 PIN#: 210500319
Possession Remarks: TBA
Legal: PT LT 16 PL 549 CITY EAST AS IN CA628347; S/T & T/W CA628347; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1895 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Guest Accommodations, In-Law Capability, Primary Bedroom - Main Floor, Water Heater, Carpet Free, Accessory Apartment	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 13.85	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	13.91	x 13.85	Open Concept	Combined W/Kitchen	Pot Lights
3	Kitchen	Main	12.24	x 11.42	Stainless Steel Appl	Open Concept	Large Window
4	Br	Main	11.75	x 11.32	W/O To Deck	Closet	4 Pc Bath
5	Kitchen	2nd	13.09	x 7.84	Hardwood Floor	Centre Island	Stainless Steel Appl
6	Dining	2nd	14.83	x 8.83	Open Concept	Hardwood Floor	Large Window
7	Br	2nd	10.66	x 10.01	Hardwood Floor	Closet	Large Window
8	Br	2nd	12.4	x 11.19	Hardwood Floor	Double Closet	Large Window
9	Family	3rd	21.92	x 16.67	Hardwood Floor	Skylight	Vaulted Ceiling
10	Living	Lower	19.91	x 10.07	Open Concept	Tile Floor	Pot Lights
11	Kitchen	Lower	13.32	x 5.84	Modern Kitchen	Open Concept	Pot Lights
12	Br	Lower	13.68	x 11.19	Window	Closet	4 Pc Bath

Client Remks: Beautifully renovated detached Victorian triplex on one of Leslieville's most sought-after streets. This exceptional property offers endless possibilities-live in, rent out, or easily convert to a single-family home with an income suite. Featuring three self-contained units, each with new kitchens and bathrooms, this home blends classic character with modern comfort. The main floor is vacant and move-in ready, the basement is leased until April 2026, and the third floor is leased until June 30, providing immediate income potential. High ceilings and large windows fill every level with natural light. Numerous upgrades include a new furnace, new windows, new appliances, new decks, and updated landscaping. Private two-car laneway parking adds convenience and value. Currently operated as a successful triplex or Airbnb, this property offers strong returns and long-term appreciation. Prime location just steps to the new Ontario Line subway station, Queen Street East's vibrant restaurants, shops, and cafes, multiple parks, and only minutes to the Danforth and The Beaches. A rare opportunity in one of Toronto's most desirable neighborhoods-perfect for investors, multi-generational living, or end-users seeking flexibility and style.

Inclusions: All existing appliances, all electric light fixtures. Some Furnishing Negotiable (Not belonging to the tenants) Hot Water Tank is rental (\$53.80/Month).

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995

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Renovations and Improvements

59 Austin Avenue

- Complete renovation of the main, second, and third floors (2021–2023)
- Fully renovated kitchens and bathrooms on main and second floors
- Installed new hardwood flooring on second and third floors
- Replaced all windows and installed new doors throughout the house (including front door)
- Installed new pot lights throughout
- Installed new furnace (2023)
- Upgraded electrical system and removed knob-and-tube wiring
- Installed new hot water tank (rental)
- Rebuilt exterior structures including front porch, back deck, and third-floor deck
- Installed new carpets on second- and third-floor stairs
- Retiled front foyer and removed popcorn ceilings
- Installed all new appliances in main and second-floor apartments
- Completed interior and exterior painting
- Added spray foam insulation to main floor and basement
- Replaced main drain line entering the house
- Built new closets in the master bedroom
- Improved garbage and disposal area

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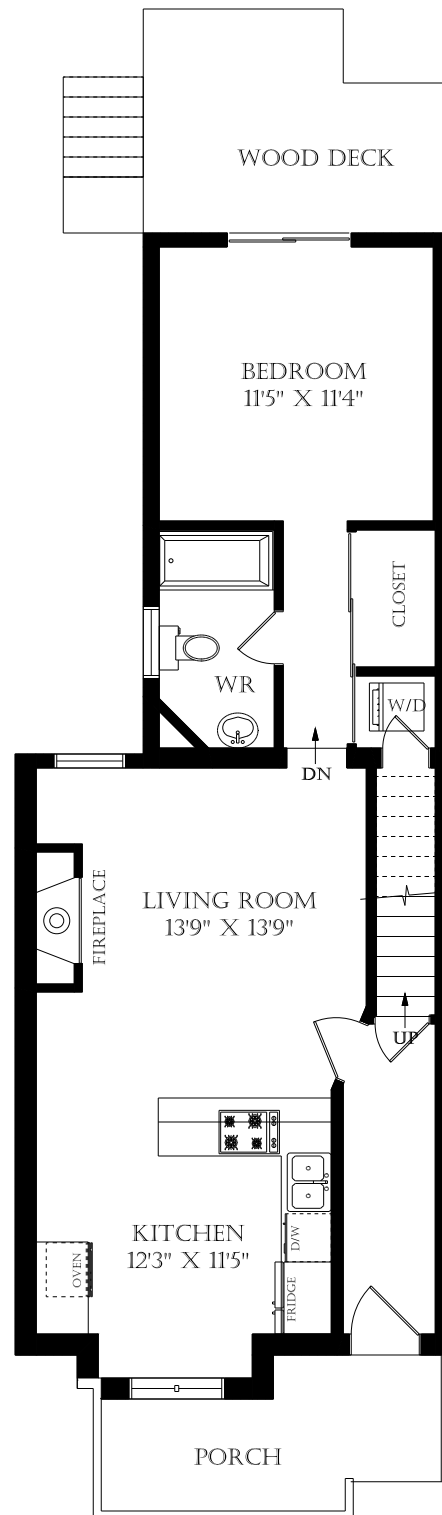
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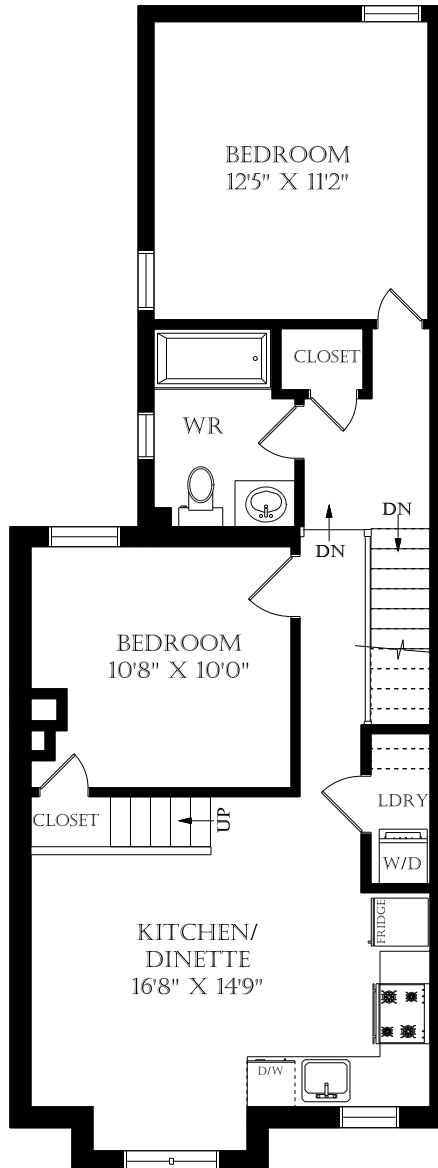
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59 AUSTIN AVENUE, TORONTO

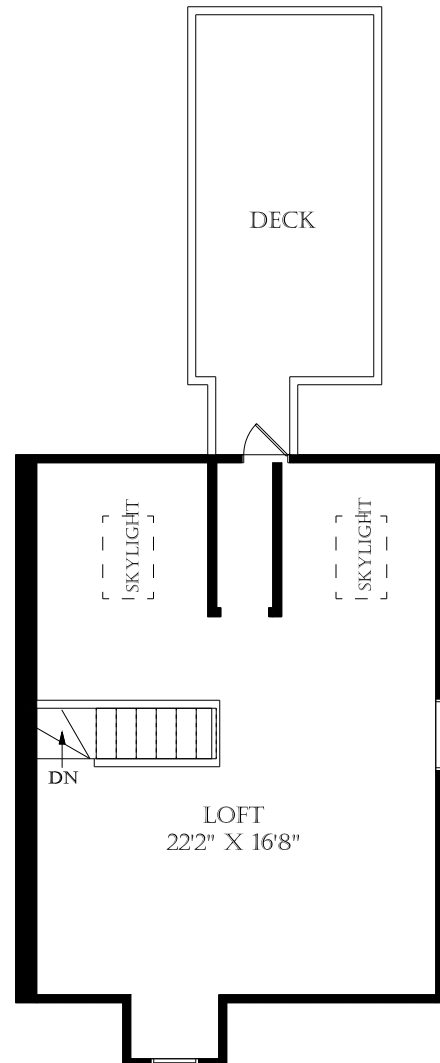


MAIN FLOOR
745 SQUARE FEET

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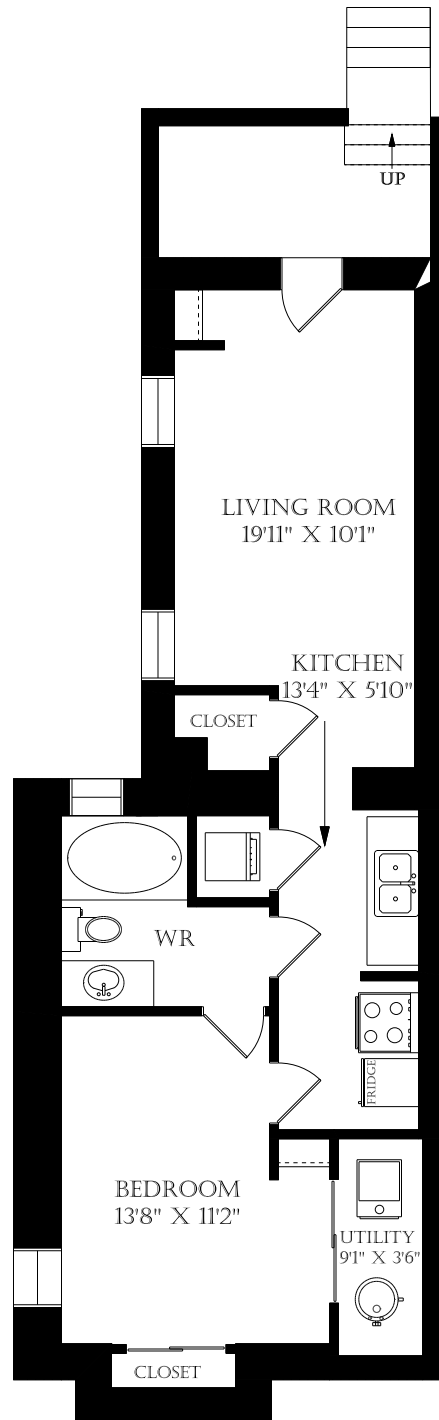


SECOND FLOOR
745 SQUARE FEET

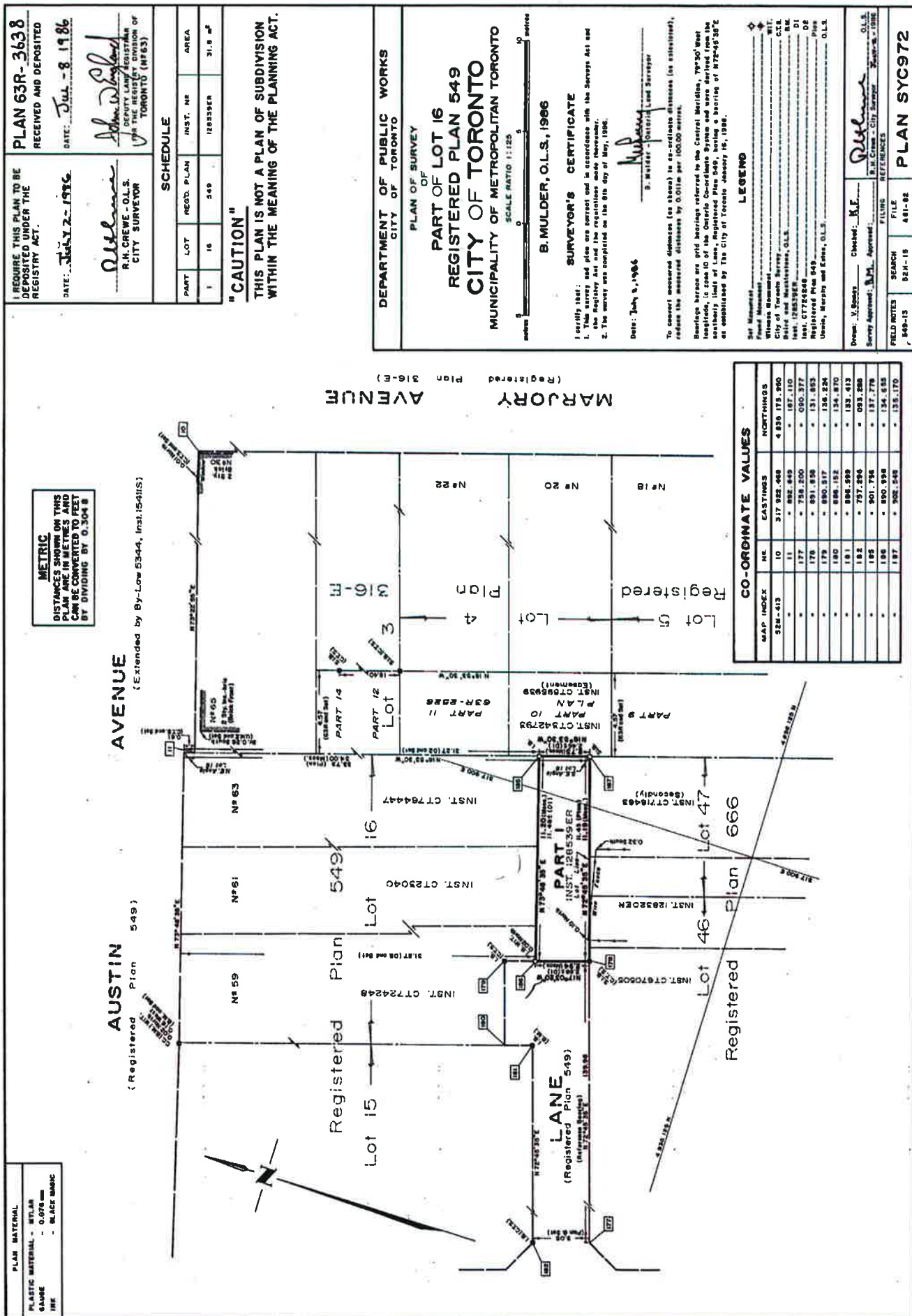


THIRD FLOOR
425 SQUARE FEET

59 AUSTIN AVENUE, TORONTO



LOWER LEVEL
745 SQUARE FEET



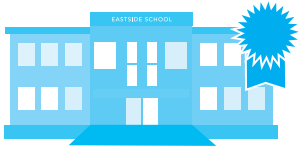
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Toronto, ON

HOODQ ADDRESS REPORT™

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Riverdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
1094 Gerrard St E

Leslieville Junior Public School

Designated Catchment School
Grades PK to 6
254 Leslie St

Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 10
24 Mountjoy Ave

ÉE La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Matty Eckler Playground

953 Gerrard St E



Hideaway Park

23 Audley Ave



Matty Eckler Recreation Centre

953 Gerrard St E



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Community Centre
2 Dog Parks	2 Splash Pads
1 Pool	1 Sports Court
1 Basketball Court	1 Fitness/Weight Room
1 Ball Diamond	1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 20 minute walk away.



Nearest Rail Transit Stop

Pape Station



Nearest Street Level Transit Stop

Gerrard St East At Marjory Ave



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.63km.



Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave



Fire Station

840 Gerrard St E



Police Station

101 Coxwell Ave

HoodQ

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