

# \$2,250 - 1 - 38 Leuty Avenue, Toronto (the Beaches)

MLS® #E12478533

**\$2,250**

2 Bedroom, 1.00 Bathroom,  
Multi-family

The Beaches, Toronto (the Beaches), Ontario

Welcome to the coveted Beaches! Live the dream south of Queen Street, just steps to the water in this highly desirable 8-unit multiplex. This main floor, one-bedroom plus den suite has recently been beautifully renovated throughout, offering the perfect blend of character and modern comfort. Enjoy a bright, open living space with hardwood floors, built-in shelving, and pot lights throughout. The modern kitchen features a stylish backsplash and dishwasher. The den offers flexible use as a home office or mini bar! The stunning bathroom impresses with a walk-in glass shower and contemporary finishes. Location doesn't get better - you're only steps to the boardwalk, the beach, and Queen Street's vibrant cafes, restaurants, and shops. With a Walk Score of 93, this is truly a Walker's Paradise. Don't miss your chance to live in one of Toronto's most sought-after neighbourhoods - where the lake, community, and lifestyle come together perfectly. (id:6289)



## Essential Information

|           |              |
|-----------|--------------|
| Listing # | E12478533    |
| Price     | \$2,250      |
| Bedrooms  | 2            |
| Bathrooms | 1.00         |
| Type      | Multi-family |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1 - 38 Leuty Avenue   |
| Subdivision | The Beaches           |
| City        | Toronto (the Beaches) |
| Province    | Ontario               |
| Postal Code | M4E2R3                |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Beach, Park, Public Transit         |
| Utilities | Electricity, Sewer                  |
| Features  | Carpet Free, Laundry- Coin operated |
| Parking   | No Garage                           |

### Interior

|            |                            |
|------------|----------------------------|
| Appliances | Range                      |
| Heating    | Electric Baseboard heaters |
| Cooling    | None                       |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Brick      |
| Exterior Features | Landscaped |
| Foundation        | Concrete   |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | ROYAL LEPAGE YOUR COMMUNITY REALTY |
|----------------|------------------------------------|



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