



40 Roe Ave
Toronto Ontario M5M 2H7
 Toronto C04 Lawrence Park North Toronto
Taxes: \$7,827/2025 **For:** Sale **% Dif:** 96
Sold Date: 03/24/2026
SPIS: No **Last Status:** SLD **DOM:** 34
Semi-Detached **Fronting On:** N **Rms:** 8 + 4
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 23.25 x 118.66 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Dir/Cross St: Yonge St. & Yonge Blvd. **Directions:** East of Avenue Rd, south of Brooke Ave.

MLS#: C12797770 **PIN#:** 103530170
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PT LOT 47 PLAN 496E AS IN EO74211; S/T & T/W EO74211 ; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Other A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1931 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Pop Feat: Fenced Yard, Fireplace/Stove, Golf, Hospital, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Sump Pump	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	12.83	x 9.58	Wainscoting	Stained Glass	Hardwood Floor
2	Living	Ground	19.42	x 11.84	Hardwood Floor	Fireplace	Pot Lights
3	Kitchen	Ground	12.17	x 8.33	Stainless Steel Appl	Double Sink	Galley Kitchen
4	Laundry	Ground	9.09	x 4.92	Laundry Sink	Ceramic Floor	
5	Prim Bdrm	2nd	15.75	x 9.42	Hardwood Floor	Window	Closet
6	2nd Br	2nd	11.91	x 9.58	Hardwood Floor	Window	Closet
7	3rd Br	2nd	11.91	x 9.42	Hardwood Floor	Window	Closet
8	Bathroom	2nd	6.27	x 6.07	3 Pc Bath	Window	
9	Br	Bsmt	16.34	x 12.99	Pot Lights	Window	Laminate
10	Kitchen	Bsmt	11.15	x 8.01	Laminate	Stainless Steel Appl	Window
11	Living	Bsmt	17.59	x 15.68	Open Concept	Laminate	Pot Lights
12	Den	Bsmt	8.83	x 6.59	Window	Laminate	
13	Bathroom	Bsmt	8.17	x 4.92	3 Pc Bath	Separate Shower	Ceramic Floor

Client Remks: Welcome to 40 Roe Avenue - A rare semi-detached find in Lawrence Park North! Nestled on one of the most sought-after streets in the area, this beautiful home offers an ideal blend of urban convenience and family-friendly charm. Featuring 3 bedrooms, 1 bathroom, beautiful wood trim, and a completely separate finished basement. Enjoy a Weber BBQ in the backyard with deck, Located just steps from Yonge Street, residents enjoy a short stroll to the boutiques, cafes, and award-winning restaurants that define the Yonge-Lawrence Village. Grab a coffee at Cafe Landwer, shop fresh local produce at Pusateri's Fine Foods, or enjoy dinner at The Monkey Bar-all within walking distance. Families will appreciate being in the catchment for some of Toronto's top-rated schools, including John Wanless Junior Public School, Lawrence Park Collegiate Institute, and Havergal College nearby. The area is rich in parks and recreation. Wanless Park and Alexander Muir Memorial Gardens offer beautiful outdoor escapes just minutes from your door. With easy access to the Lawrence subway station, major transit routes, and nearby highway connections, this location offers both convenience and connectivity. Whether you're relaxing at home, enjoying a morning jog through quiet tree-lined streets, or exploring the shops and restaurants that make North Toronto one of the city's most desirable areas, 40 Roe Avenue offers the perfect balance of lifestyle and location. Experience the best of Lawrence Park North living.

Inclusions: All appliances, ELFs, window coverings, Weber gas BBQ

Listing Contracted With: STRATA REAL ESTATE **Ph:** 416-720-8080