



**18 Wanless Ave 317**  
**Toronto Ontario M4N 3R9**

Toronto C04 Lawrence Park North Toronto % Dif: 98  
**Taxes: \$2,873.07 / 2025 For: Sale**

**Sold: \$606,000**  
**List: \$619,000**

**SPIS: N**

**DOM: 7**

Condo Apt #Shares%:  
 Apartment Locker#: #17  
 Unit#: 17 Locker Lev/Unit: B  
 Corp#: MTCC / 1389 Locker Unit: 17  
 Level: 2 1x4xMain

**Dir/Cross St:** N/E Lawrence Ave E & Yonge St

**Directions:** N/E corner of Yonge St & Wanless Ave

**Prop Mgmt:** Kung Property Management: Katriina Bellerive 416-293-8978

**MLS#:** C12435049

**Sold Date:** 10/07/2025

**PIN#:** 123890019

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Heat Pump / Electric  
**Apx Age:**  
**Apx Sqft:** 700-799  
**Sqft Source:**  
 706 sq ft (as per Floor Plan)  
**Exposure:** Se  
**Assessment:**  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdcap-Eqp:**

**Pets Perm:** Yes-with Restrictions  
**Locker:** Exclusive  
**Maint:** \$639.22  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:** Retirement:  
**HST Applicable to** Included In  
**Sale Price:**  
**Taxes Incl:** Water Incl: Y  
**Heat Incl:** Hydro Incl:  
**Cable TV Incl:** CAC Incl:  
**Bldg Ins Incl:** Y Prkg Incl: Y  
**Cert Level:** Energy Cert:  
**GreenPIS:**  
**Prop Feat:** Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School  
**Interior Feat:** Carpet Free, Other

**Balcony:** Open  
**Ens Lndry:** Y  
**Lndy Lev:**  
**Exterior:** Brick  
**Gar/Gar Spcs:** Underground / 1  
**Park/Drive:** Undergrnd  
**Drive:** Underground  
**Park Type:** Owned  
**Park/Drv Spcs:** 1 **Tot Prk Spcs:** 1  
**#:** #49  
**Park \$/Mo:**  
**Prk Lvl/Unit:** Level B/Unit 49  
**Bldg Amen:**  
 Bike Storage, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking  
**Com Elem Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.83	x 12.76	Combined W/Dining	W/O To Balcony
2	Dining	Main	0	0	Open Concept	
3	Kitchen	Main	8.01	x 7.38	Breakfast Bar	O/Looks Dining
4	Prim Bdrm	Main	14.34	x 9.02	Semi Ensuite	W/I Closet
5	Den	Main	12.17	x 9.25	Combined W/Living	Large Window

**Client Remarks:** This sought-after, yet rarely available, well-managed building is located in one of Toronto's most desirable neighbourhoods at Yonge and Lawrence. This spacious 1 Bedroom + Den suite offers a perfect blend of charm, function and location. With a bright open-concept layout, this suite maximizes every square foot. The kitchen flows effortlessly into the living and dining areas, creating the perfect space for entertaining. The generous den provides flexibility for a larger dining area or home office, while the bedroom features a large walk-in closet. Step out onto the southeast-facing private balcony where you can enjoy your morning coffee or unwind in the evening with a glass of wine. Perfectly situated overlooking Wanless Ave, a quiet and peaceful residential street. Recently refreshed with new paint and new flooring throughout, this suite is move-in-ready. Parking, locker, and even a bike rack are included for your convenience. Just steps from Lawrence subway station, Yonge Street's cafes, shops, and dining, plus nearby parks and top schools. Residents enjoy low-maintenance fees, and amenities including an exercise room, billiard table, party/meeting room and rooftop terrace with BBQs (all located on 5R), and visitor parking. Enjoy the convenience of the on-site Superintendent Monday - Friday 8AM-12PM and 1PM-4PM.

**Inclusions:** See Schedule B.

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



ROYAL LEPAGE SMART REALTY Brokerage

		<b>18 Wanless Ave 505</b> <b>Toronto Ontario M4N 3R9</b>			<b>Sold: \$1,030,000</b> <b>List: \$1,088,000</b>		
		Toronto C04 Lawrence Park North Toronto	<b>% Dif: 95</b>				
		<b>Taxes: \$4,291.74 / 2025</b>	<b>For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 62</b>		
		Condo Apt	<b>#Shares%:</b>	<b>Rms: 6</b>			
		Apartment	<b>Locker#:</b> 69	<b>Bedrooms:</b> 2			
		Unit#: 5	<b>Locker Lev/Unit:</b> P2	<b>Washrooms:</b> 2			
		Corp#: MTCC / 1389	<b>Locker Unit:</b> 2	1x3xFlat, 1x5xFlat			
		<b>Level:</b> 4					
		<b>Dir/Cross St:</b> Yonge St & Lawrence Ave					
		<b>Directions:</b> Yonge St & Lawrence Ave					
		<b>Prop Mgmt:</b> Kung Property Management 416-293-8978					
<b>MLS#:</b> C12357549	<b>Sold Date:</b> 10/21/2025						
<b>PIN#:</b> 123890043							
<b>Kitchens:</b> 1			<b>Pets Perm:</b> Yes-with Restrictions				
<b>Fam Rm:</b> Y			<b>Locker:</b> Owned				
<b>Basement:</b> None			<b>Maint:</b> \$985.96				
<b>Fireplace/Stv:</b> N			<b>A/C:</b> Central Air				
<b>Heat:</b> Forced Air / Gas			<b>Central Vac:</b> N				
<b>Apx Age:</b> 16-30			<b>UFFI:</b>				
<b>Year Built:</b> 2001			<b>Elev/Lift:</b> Y	<b>Retirement:</b> Y			
<b>Yr Built Source:</b> MPAC			<b>Accessibility</b>				
<b>Apx Sqft:</b> 1000-1199			<b>Feat:</b>				
<b>Lot Size Source:</b> MPAC			Accessible Public Transit				
<b>Roof:</b> Unknown			Nearby,Elevator,Multiple				
<b>Foundation:</b> Other			Entrances,Parking,Wheelchair Access				
<b>Sqft Source:</b> Other			<b>Under Contract:</b> None				
<b>Exposure:</b> W			<b>HST Applicable to:</b> Included In				
<b>Assessment:</b>			<b>Sale Price:</b>				
<b>Spec Desig:</b> Unknown			<b>Taxes Incl:</b> Y	<b>Water Incl:</b> Y			
<b>Survey Type:</b> None			<b>Heat Incl:</b> Y	<b>Hydro Incl:</b>			
<b>Phys Hdcap-Eqp:</b> Y			<b>Cable TV Incl:</b> CAC Incl:				
			<b>Bldg Ins Incl:</b> Prkg Incl: Y				
			<b>Cert Level:</b> Energy Cert:				
			<b>GreenPIS:</b>				
			<b>Prop Feat:</b> Clear View, Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School				
			<b>Exterior Feat:</b> Lighting, Patio, Privacy, Security Gate				
			<b>Interior Feat:</b> Accessory Apartment, Auto Garage Door Remote, ERV/HRV, Primary Bedroom - Main Floor, Storage Area Lockers, Wheelchair Access				
			<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector				
<b>Topography:</b> Flat							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Flat	28.22	x 13.12	Open Concept		
2	Dining	Flat	13.12	x 11.81	Open Concept		
3	Kitchen	Flat	13.12	x 7.22	Open Concept		
4	Prim Bdrm	Flat	25.26	x 9.84	5 Pc Ensuite		
5	2nd Br	Flat	17.39	x 8.53	Large Window		
6	Bathroom	Flat	9.84	x 9.51	Double Closet		
7	Bathroom	Flat	8.2	x 6.56	Ceramic Floor		
8	Foyer	Flat	9.19	x 8.2	Double Closet		
<b>Client Remarks:</b> This very spacious and unique 2-bedroom suite with 1,133 sq ft of beautifully designed living space in the heart of Yonge & Lawrence. Originally a 2-bedroom + den, the layout was thoughtfully customized during construction to remove the den and create a larger open-concept design, featuring a kitchen with a breakfast bar overlooking the dining area, perfect for entertaining and everyday living. The primary bedroom is generously sized with two custom double closets and a luxurious 5-piece ensuite washroom. The open-concept living room features a sliding glass door that leads out to a large west-facing balcony, overlooking the front of the building and residential street, filling the unit with natural light and a lot of energy. The entire unit has been freshly painted, creating a bright and modern feel. This well managed boutique condo offers premium amenities including a gym, rooftop terrace with BBQ, and an entertainment /meeting room.							

Located steps to Lawrence subway station, top-rated schools, Metro supermarket, parks, and popular restaurants, with quick access to Highway401/407. Includes one parking spot and one locker. Move-in ready -luxury midtown living at its finest. Don't Miss Your Opportunity To View This Gorgeous Home!

**Inclusions:** Existing Fridge, Stove, New B/I Microwave, Dishwasher, New Stackable Washer And Dryer, All Electric Light Fixtures, All Window Coverings, All Washroom Mirrors, All Keys.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-496-9220



<b>18 Wanless Ave 404 Toronto Ontario M4N 3R9</b>		<b>Sold: \$1,042,000 List: \$1,135,000</b>
Toronto C04 Lawrence Park North Toronto	% Dif: 92	
<b>Taxes: \$4,835.35 / 2024 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 41</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms: 5</b>
Apartment	<b>Locker#:</b>	<b>Bedrooms: 2</b>
<b>Unit#:</b> 4	<b>Locker Lev/Unit:</b>	<b>Washrooms: 2</b>
<b>Corp#:</b> MTCC / 1389	Rm 2 #63, #65 Rm 6	1x5xFlat, 1x3xFlat
	<b>Locker Unit:</b> 63, <b>Level:</b> 3	
<b>Dir/Cross St:</b> Yonge St and Lawrence Ave		
<b>Directions:</b> east of Yonge, north of Lawrence		
<b>Prop Mgmt:</b> Kung Property Management Services 416-293-8978		

**MLS#:** C12302088      **Sold Date:** 09/02/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,110	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Electric	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1200-1399	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground
<b>Sqft Source:</b> Builder Plan	<b>Retirement:</b>	<b>Park Type:</b> Owned
<b>Exposure:</b> Sw	<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Sale Price:</b>	<b>Tot Prk Spcs:</b> 1
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b> Water Incl: Y	<b>#:</b> P2-11
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b> Level B #11
	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Bldg Amen:</b>
	<b>Bldg Ins Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b> Energy Cert: Y	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Terraced	
	<b>Interior Feat:</b> Built-In Oven, Primary Bedroom - Main Floor, Storage Area Lockers	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	23.29	x 18.7	Laminate	Fireplace
2	Dining	Flat	23.29	x 18.7	Laminate	Irregular Rm
3	Kitchen	Flat	10.5	x 7.74	Open Concept	Breakfast Bar
4	Prim Bdrm	Flat	15.75	x 9.42	Broadloom	W/I Closet
5	2nd Br	Flat	11.68	x 8.01	Broadloom	W/I Closet

**Client Remarks:** A Rare Opportunity in Prime Lawrence Park. This bright and sunny corner suite in one of the most desirable buildings at Yonge and Lawrence offers comfort, space, and an ideal layout in a much-loved neighbourhood. Freshly painted and filled with natural light, this thoughtfully designed 2-bedroom, 2-bathroom home features a smart split-bedroom floorplan, open-concept living and dining areas, and lovely southwest views that bring in warm afternoon sun. The kitchen is cheerful and functional, with a breakfast bar that opens to the main living area - perfect for everyday meals and easy entertaining. A cozy fireplace and custom built-in bookshelves add warmth and character to the living space. The spacious primary bedroom includes a large walk-in closet, a linen closet, and a private 5-piece ensuite with a Jacuzzi tub - ideal for unwinding at the end of the day. The second bedroom is filled with natural light and offers convenient closet space and sunny views. Tucked away in a quiet, well-managed building, this suite offers a peaceful lifestyle while still being just minutes from it all - Bedford Park Public School, the Lawrence subway station, shops, cafes, restaurants, and vibrant Yonge Street. Enjoy nearby Wanless Park with tennis courts and green space, and easy access to Highway 401 for commuting. Includes one parking space near the elevator and three exclusive-use storage lockers, all conveniently located on the same level.

**Inclusions:** Ensuite Laundry, Built-in oven, All Electric light fixtures. All Appliances in "As Is" condition, All Window Coverings, Storage solutions, Washer, Dryer (As Is condition)

**Listing Contracted With:** ROYAL LEPAGE/ & D DIVISION 416-489-2121