

\$825,000 - S318 - 455 Front Street E, Toronto (waterfront Communities)

MLS® #C12467816

\$825,000

3 Bedroom, 2.00 Bathroom,
Single Family

Waterfront Communities C8, Toronto
(waterfront Communities), Ontario

Welcome to the award-winning Canary District Condos! This stylish 2+1-bedroom split-plan unit is a rare offering, boasting an exceptional floor plan. This bright, contemporary, and adaptable 858 sq. ft. residence exemplifies superior condominium living, featuring floor-to-ceiling windows and hardwood flooring throughout. The sleek, modern kitchen is equipped with high-end appliances, and the open concept living area provides access to a spacious balcony, ideal for relaxation or entertaining and the versatile +1 area can be readily customized to suit individual needs. The primary bedroom offers a tranquil sanctuary with ample closet space and an en-suite bathroom. The second bedroom serves effectively as a guest bedroom or a combined bedroom/office. With an additional four-piece bathroom and in-suite washer/dryer, this home is ideally suited for those who appreciate functional and flexible living without compromising on quality, efficiency, or comfort. This unit includes a conveniently located parking spot, bicycle rack, and two lockers for supplementary storage. This location is truly exceptional, providing diverse offerings for all. Highlights include the Diamond Jubilee Promenade with a splash pad, Underpass Park featuring a playground, basketball court, and skateboard park, and Corktown Common, an 18-acre park with a



marsh, expansive lawns, urban prairies, playground areas, a splash pad, and inviting features such as a fireplace, permanent barbeque, and large communal picnic table. Canary District Condos are within walking distance of George Brown College, the state-of-the-art YMCA, The Distillery District, Leslieville, and St. Lawrence Market. With a Walk Score of 93, residents are also in proximity to trendy restaurants, cafes, and boutique shops. Commuting is effortless via the 504A King Streetcar that stops at King Subway Station, buses, and Union Station, with easy and quick access to the DVP & Gardiner Expressway. (id:6289)

Essential Information

Listing #	C12467816
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	S318 - 455 Front Street E
Subdivision	Waterfront Communities C8
City	Toronto (waterfront Communities)
Province	Ontario
Postal Code	M5A0G2

Amenities

Amenities	Park, Place of Worship, Public Transit, Exercise Centre, Party Room, Storage - Locker, Security/Concierge
Features	Balcony, Carpet Free, Guest Suite
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	City view

Interior

Appliances	Dishwasher, Dryer, Microwave, Range, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Concrete
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Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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