



INTRODUCING
5553 LAWRENCE AVENUE E

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

MICHELLE
TOON
BROKER

LARRY
YAN
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

5553Lawrence.com



ABOUT THE HOME

Welcome to 5553 Lawrence Ave E, a beautifully maintained 3 bedroom, 3 bathroom townhouse in the highly sought after Port Union Village community of West Rouge. The main floor features a bright and functional layout with separate living, dining, and family room areas, along with a convenient 2 piece powder room. The renovated kitchen features granite countertops, stainless-steel appliances and tile backsplash. Upstairs, the spacious primary bedroom features a walk-out to private balcony, renovated 3 piece ensuite with a walk in shower and double closets. The two additional bedrooms upstairs share a beautifully updated 4 piece bathroom. The south facing bedrooms enjoy an abundance of natural light throughout the day with even lake views! The unfinished open concept basement offers excellent storage, laundry facilities, and future potential for additional living space. Enjoy access from the private driveway & single car garage, for every day and visitor use, plus another entrance directly off Lawrence Avenue, which is convenient for transit and nearby shopping. Combining functional family living, renovated interiors, and an unbeatable location close to parks, schools, transit, and Lake Ontario, this home offers exceptional value for buyers looking to enter the market in a well established and community oriented neighbourhood.



PROPERTY INFORMATION

Taxes: \$4,079 (2026)

Lot Size: (as per GeoWarehouse)
N side: 18.40 ft
E side: 95.32 ft
S side: 18.65 ft
W side: 97.82 ft

Legal Description: Lot 72, plan 66M2418, Toronto (Scarborough). S/T right to enter until April 30, 2015 or until the complete or final acceptance and assumption of all works and services by the City of Toronto as in AT1767279

Parking: 1-car attached garage
1-car parking in private driveway

Possession: 30-90 days

Heating/Cooling: Forced air high-efficiency gas furnace
Central air conditioning

Electrical: 100 amp service

Utilities:
Hydro TORONTO \$90/month (apprx. cost based on a 12 mo. avg)
Gas ENBRIDGE \$80/month (apprx. cost based on a 12 mo. avg)
Water/Waste TORONTO \$93/month (apprx. cost based on a 12 mo. avg)

Inclusions: Existing fridge, stove, dishwasher, exhaust fan, clothes washer & dryer, laundry sink, garage door opener (as-is condition), bathroom mirrors, all electric light fixtures & window coverings, hot water tank (owned)

UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:

- Upgraded electric light fixtures (2026)
- Wood deck & stairs (2023)
- New roof shingles (2021)
- Primary ensuite & main bathroom (2019)
- New kitchen granite countertop (2018)

ABOUT THE COMMUNITY

Residents of 5553 Lawrence Ave E can walk to a wide variety of top-notch amenities including multiple parks, the local shopping plaza (with Mr Beans Coffee, Jac & Jill's Bakeshop, LCBO, vet clinic and doctor's offices) and excellent schools at all levels. Outdoor enthusiasts will love being right down the road to Bill Hancox Park, Charlottetown Park, and the Waterfront Trail where you can launch a canoe in the Rouge River or hike, bike or walk your dog along the shores of Lake Ontario. Excursions outside the neighbourhood are made easy with the Rouge Hill GO Train a short walk away, and the TTC and 401 close-by. This is a great opportunity to own an affordable home that allows your family to live and grow in the fantastic, family friendly, Waterfront Community of West Rouge.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on May 13th, 2026. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.