



FOR SALE

DETACHED

MLS# C13605692

22 Rochelle Crescent, Toronto, ON M2J 1Y4

Don Valley Village, Toronto · M2J 1Y4

C\$ 1,259,900

5	3	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious Bungalow On A Quiet Crescent with Open Concept Modern Stone-Top Kitchen with backsplash* Finished Basement With Separate Side Entrance+ own Kitchen, Bath & 2 Bedrooms! Rental Income Potential or as in-law suite* Stiped Laminate Floors*Ply-Wood Sub Floor* Thermo Windows* Newer Roof* Large Open Concept Eat-In Kitchen* 2 1/2 Renovated Baths* 2 Renovated Kitchens* Pot Lights* Above Grade Windows in Bright & Cheerful Basement/Lower Level* Ample Parking*Walk to Subway & Fairview Mall* Walk to Schools, Parks & Ravine! Convenient Access to DVP, HWY 401 &404* // Ideal for User/Investor //Premium Lot: 50' X 142.5' Lot! Live-in now , build later! Must C!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$3,415
POSTAL CODE	M2J 1Y4
NEIGHBOURHOOD	Don Valley Village

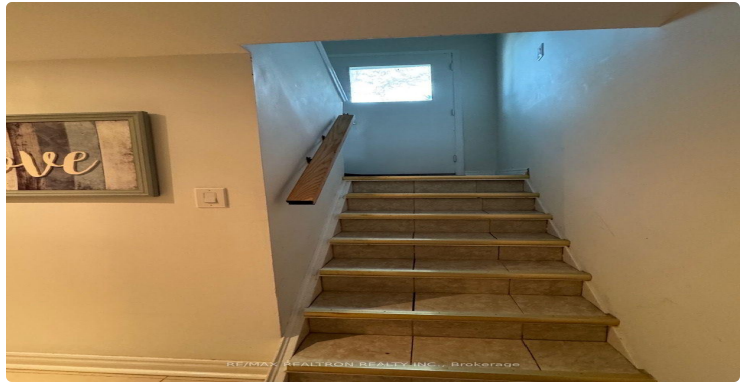
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.86 x 4.03	Laminate, Picture Window, Combined w/Dining
Dining Room	Main	6.86 x 4.03	Laminate, Combined w/Living
Kitchen	Main	5.80 x 2.70	Open Concept, Ceramic Floor, Backsplash
Foyer	Main	2.13 x 1.22	Broadloom, Closet
Primary Bedroom	Main	4.17 x 2.96	Laminate, Hardwood Floor, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	3.01 x 2.76	Laminate, Closet, Window
Bedroom 3	Main	2.96 x 2.77	Laminate, Closet, Window
Recreation	Basement	7.65 x 3.31	Above Grade Window, Open Concept, Laminate
Bedroom 4	Basement	4.16 x 3.31	Above Grade Window, Closet, Laminate
Bedroom 5	Basement	4.07 x 2.42	Above Grade Window, Closet, Laminate
Laundry	Basement	2.95 x 2.57	Above Grade Window, 3 Pc Bath
Kitchen	Basement	—	Above Grade Window, Centre Island, Open Concept

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.