



FOR SALE

DETACHED

MLS# C13640232

34 Clifton Avenue, Toronto, ON M3H 4L1

Bathurst Manor, Toronto · M3H 4L1

C\$ 1,189,888

5	2	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 34 Clifton Avenue, A Much-Loved 3+2 Bedroom Home In The Heart Of Bathurst Manor, Offered For Sale For The First Time Cherished By Four Generations, This Special Residence Carries A True Sense Of Warmth, History, And Belonging, Offering Close To 2,500 Square Feet Of Living Space Designed For Family Connection, Everyday Comfort, And Meaningful Moments At Home. The Main Floor Invites You In With An Open-Concept L-Shaped Living And Dining Area, Where Natural Light Pours Through A Large Picture Window And The Walkout To The Deck Creates An Easy Flow For Quiet Mornings, Family Dinners, And Relaxed Gatherings. The Generous Eat-In Kitchen, Complete With A Charming Coffee Nook, Is A Natural Place To Cook, Bake, Talk, And Linger, While Original Hardwood Floors Bring Warmth And Timeless Character Throughout The Main Level.The Bright Lower Level, Complete With A Separate Entrance, Full Kitchen, Two Bedrooms, A Spacious Recreation Room, And Ample Storage, Offers Wonderful Flexibility For Extended Family, Visiting Guests, Or Creating A Comfortable Space For The Next Generation. Laundry On Both The Main Floor And Lower Level Adds Thoughtful Convenience To Daily Life. Outdoors, The Fully Fenced Backyard Offers A Peaceful And Secure Setting For Children, Pets, Summer Meals, And Time Spent With Family And Friends. From The Covered Front Porch To The Perennial Gardens And Picturesque Maple Tree, The Home's Curb Appeal Feels Welcoming, Familiar, And Full Of Heart. A Rare Opportunity In A Sought-After, Amenity-Rich Neighbourhood, This Lovingly Maintained Home Is Ready To Welcome Its Next Chapter And The Memories Still To Come. This Home Is Close To All Key Amenities Including Top Ranked Schools, Places Of Worship, Walking Trails, Parks, Hospitals And Medical Buildings, Excellent Shopping Areas (Including Yorkdale Shopping Mall), York University, The TTC, Hwy 401, And The Allen Expressway.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Greenbelt/Conservation
- ✓ School
- ✓ Rec./Commun.Centre

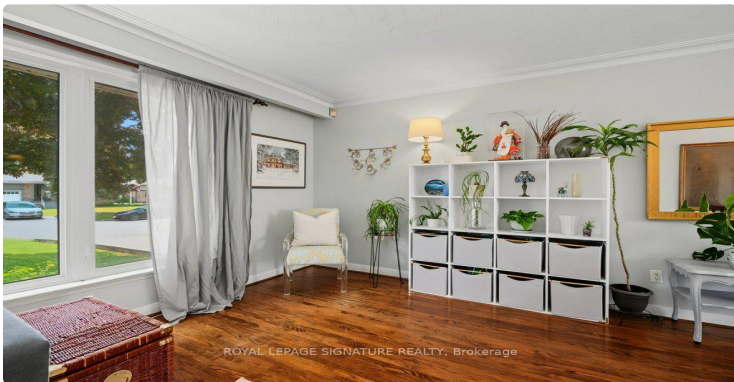
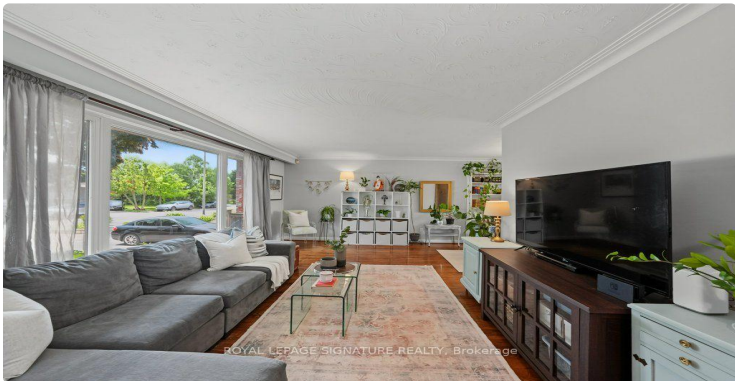
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,486
POSTAL CODE	M3H 4L1
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Picture Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Walk-Out, Combined w/Living
Kitchen	Main	—	Tile Floor, Eat-in Kitchen, Breakfast Bar
Primary Bedroom	Main	—	Hardwood Floor, Large Window, Closet
Bedroom 2	Main	—	Hardwood Floor, Window, Closet
Bedroom 3	Main	—	Hardwood Floor, Large Window, Closet
Recreation	Lower	—	Tile Floor, Large Window, Cedar Closet(s)
Kitchen	Lower	—	Tile Floor, Eat-in Kitchen, Separate Room
Bedroom 4	Lower	—	Tile Floor, Window, Closet
Bedroom 5	Lower	—	Tile Floor, Window, Closet
Utility Room	Lower	—	Combined w/Laundry, Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.