



FOR SALE DETACHED MLS# C13668712

35 Luverne Avenue, Toronto, ON M3H 1R7

Clanton Park, Toronto · M3H 1R7

C\$ 1,289,000

5	3	1,750	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Charming Cottage Home in Quiet Location near Yorkdale Shopping Center In The Heart Of North York. Good Sized Rooms With Hardwood Flooring Throughout. 2 Bedroom finished basement with separate entrance. Gorgeous big size Private Backyard. Close and Subway To 401, Allen Rd Subway, Great Schools, And Parks. Yorkdale Mall, Costco, Best Buy, Lcbo All Within Walking Distance. Situated On a big size 55X120 Ft Lot. Great Opportunity For Builders/Developers/Investors, Basement potential Rent \$1850/M, Newer Roof,garage door 2 year old,

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

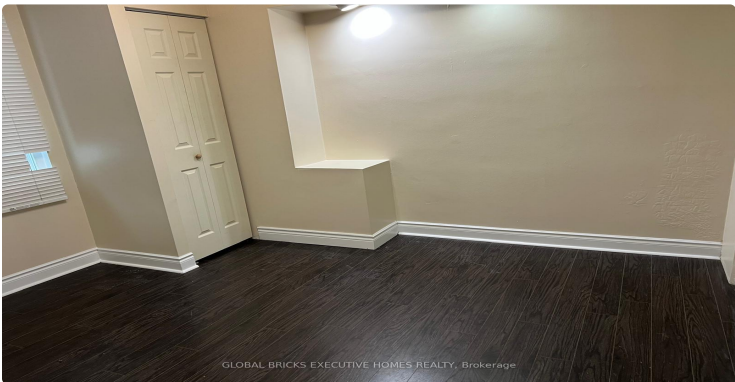
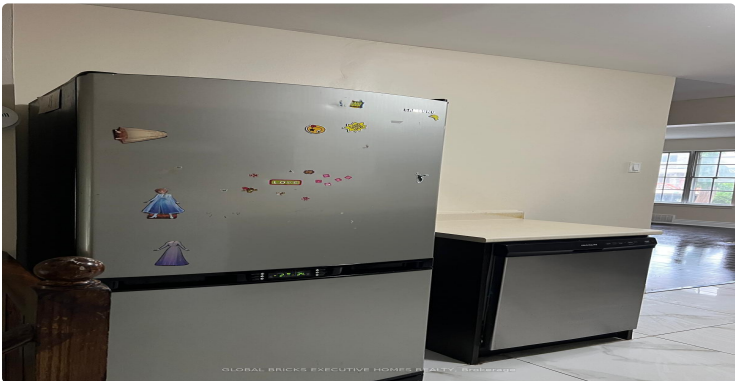
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,437
POSTAL CODE	M3H 1R7
NEIGHBOURHOOD	Clanton Park

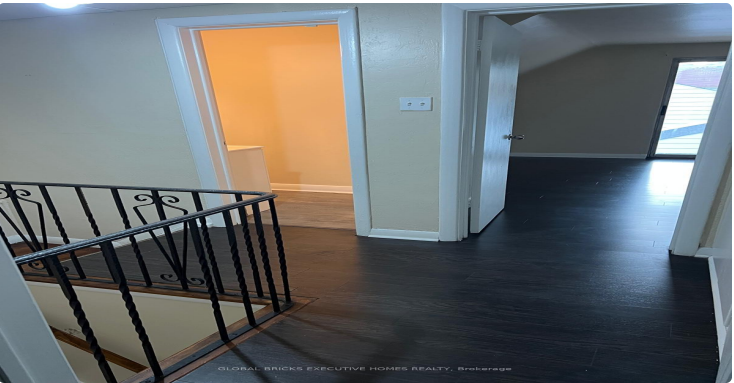
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	2.57 x 1.17	Stained Glass
Living Room	Main	5.00 x 3.43	Hardwood Floor, Large Window, Fireplace
Dining Room	Main	4.27 x 3.43	Hardwood Floor, Window, Open Concept
Kitchen	Main	3.66 x 3.00	Hardwood Floor, Window, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	3.61 x 3.35	W/O To Patio, Gas Fireplace, Skylight
Bedroom 3	Main	3.58 x 3.05	Hardwood Floor, Large Closet, Window
Office	Main	3.61 x 3.20	Vinyl Floor
Primary Bedroom	Second	4.11 x 3.96	Hardwood Floor, Skylight, Juliette Balcony
Bedroom 2	Second	3.96 x 3.12	Hardwood Floor, Large Closet, Window
Bedroom	Basement	6.02 x 2.92	Hardwood Floor
Laundry	Main	3.89 x 3.20	—
Bathroom	Basement	5.18 x 3.91	—

GALLERY





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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.