



FOR SALE

DETACHED

MLS# C13739590

482 Ruth Avenue, Toronto, ON M2M 2J3

Newtonbrook East, Toronto · M2M 2J3

C\$ 1,390,000

5	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Private City Oasis In High-Demand Newtonbrook East! Nestled on an expansive 60ft x 150ft lot, this bungalow offers exceptional layout utility and unmatched potential in a highly sought-after North York neighborhood. **THOUGHTFUL INTERIOR LAYOUT & POTENTIAL**The main level features bright living spaces highlighted by a massive living room window, a separate dining area, and an expansive primary bedroom (13.3ft x 10.9ft) alongside two additional bedrooms. The bungalow floor plan provides a seamless footprint to easily reconfigure into a modern open-concept layout. The expansive lower level features a separate entrance, a functional powder room, a separate shower area near the laundry room, and existing fireplace structure. Featuring full-size basement windows, this space provides a solid blank canvas ready for cosmetic updates or conversion into a spacious multi-room extended family suite. **SERENE OUTDOOR SANCTUARY**Step outside to a multi-zone outdoor space surrounded by a canopy of mature trees. Designed for relaxation and outdoor living, the yard includes an existing pergola structure, dedicated dining and sitting areas, custom planter infrastructure, and an integrated rainwater collection setup. **UNBEATABLE LOCATION & CONVENIENCE**Located minutes to the Bayview & Cummer plaza (Food Basics, pharmacy, CIBC, local dining), medical centers, places of worship, and top-tier schools. Commuting is effortless with quick TTC access straight to Finch Station, plus a 2-car garage and 4-car driveway. Property, existing structures, and fixtures sold in "as-is, where-is" condition with no seller warranties. Buyer and buyer's agent to verify all measurements, inclusions/exclusions, and property details. Signed N11 in place for October 31 vacant possession

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

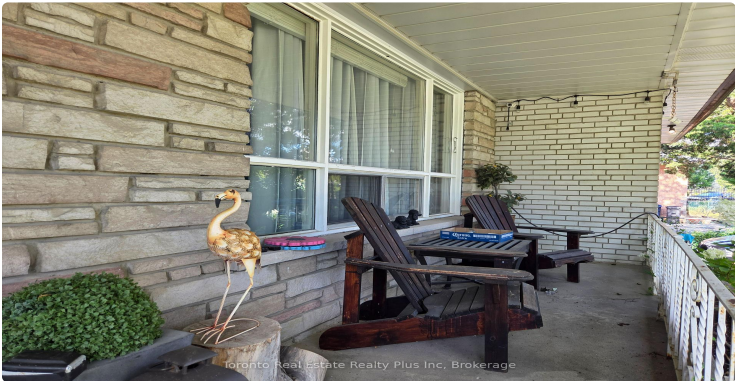
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,868
POSTAL CODE	M2M 2J3
NEIGHBOURHOOD	Newtonbrook East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	SMART Brokerages
482 Ruth Avenue, Toronto, ON M2M 2J3				

Living Room	Main	4.50 x 6.58	Combined w/Dining, Laminate, Picture Window
Kitchen	Main	2.47 x 4.92	Eat-in Kitchen
Primary Bedroom	Main	3.65 x 3.45	Laminate, Double Closet
Bedroom 2	Main	3.30 x 2.86	Laminate, Closet
Bedroom 3	Main	3.34 x 4.08	Laminate, Double Closet, Window
Family Room	Basement	6.10 x 3.45	Hardwood Floor, 3 Pc Bath, Above Grade Window
Bedroom 2	Basement	6.96 x 3.37	Hardwood Floor, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

SMART BROKERAGES

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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.