



FOR SALE

DETACHED

MLS# C13780176

265 Horsham Avenue, Toronto, ON M2R 1G5

Willowdale West, Toronto · M2R 1G5

C\$ 1,168,000

3	3	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautiful investment opportunity at this well-maintained bungalow, in the heart of Willowdale West! This 3 bedroom property, located on a quiet, tree-lined, and highly sought-after street, provides ample living space with easy access to Yonge St. Welcome to 265 Horsham Avenue, featuring a brightly-lit and spacious interior. The main floor offers hardwood floors throughout, with welcoming living & dining rooms, a sizeable kitchen, three well-appointed bedrooms, and two baths! The finished basement, complete with a separate entrance, sitting room and additional kitchen, provides an abundance of living space and personal privacy - and is a fantastic opportunity for rental income OR for large families. Further, enjoy the large recreation room, with a cozy fireplace & stylish wet bar! With only a minute's walk to multiple parks, schools, TTC/transit, and with easy access to Finch Station, major shopping centers, fine dining & restaurants, community centres, and multiple more amenities! Whether you're looking to generate strong rental income, renovate to your taste, or build new, this property presents an exceptional opportunity. Book your personal showing today!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ School
- ✓ Library
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Greenbelt/Conservation

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$7,239
POSTAL CODE	M2R 1G5
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Large Window, Combined w/Living
Kitchen	Main	—	Ceramic Floor, Ceramic Backsplash, Window

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ROYAL LEPAGE TERREQUITY CONFIDENCE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Hardwood Floor, Window, Closet
Bedroom 2	Main	—	Hardwood Floor, Window, Closet
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Recreation	Basement	—	Fireplace, Wet Bar, Above Grade Window
Kitchen	Basement	—	Ceramic Floor, Above Grade Window
Sitting	Basement	—	Ceramic Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY CONFIDENCE REALTY

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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.