



FOR SALE

DETACHED

MLS# C13826174

46 Acton Avenue, Toronto, ON M3H 4G8

Bathurst Manor, Toronto · M3H 4G8

C\$ 1,180,000

4	3	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this charming detached bungalow nestled on a premium 52 x 115 ft. lot in the highly sought-after Bathurst Manor neighborhood. This well-maintained, carpet-free home offers a functional and inviting layout with comfortable living spaces, making it an excellent opportunity for families, downsizers, and investors. The kitchen features granite countertops and a convenient walkout to the private backyard deck. Surrounded by mature greenery, the backyard provides a peaceful outdoor setting with plenty of shade and privacy-perfect for relaxing or entertaining. The finished basement offers valuable additional living space and features a separate entrance, providing excellent potential for extended family living. A generous driveway offers convenient parking for multiple vehicles. Ideally located just minutes from schools, TTC, shopping, parks, and a wide range of everyday amenities. A wonderful opportunity to own a detached home on a generously sized lot in a desirable Bathurst Manor location.

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	5 spaces
ANNUAL TAX	\$4,582
POSTAL CODE	M3H 4G8
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

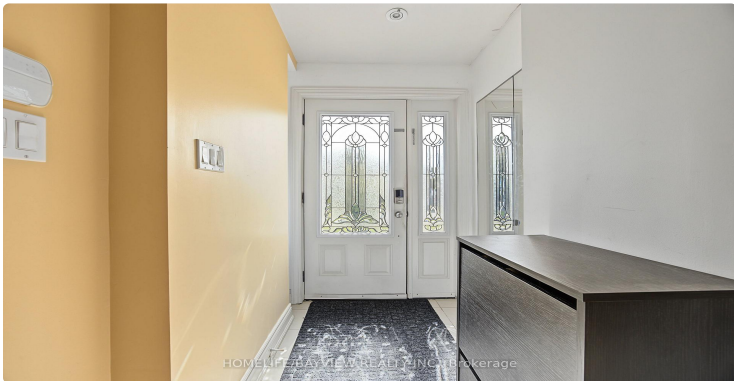
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.15 x 5.74	Combined w/Dining, Hardwood Floor, Bay Window
Dining Room	Main	5.74 x 6.15	Combined w/Living, Hardwood Floor, Pot Lights
Kitchen	Main	3.66 x 3.40	Breakfast Area, Granite Counters, W/O To Deck
Primary Bedroom	Main	4.42 x 3.53	3 Pc Ensuite, Hardwood Floor, Closet

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	3.63 x 3.23	Overlooks Backyard, Hardwood Floor, Closet
Bedroom 3	Main	3.36 x 2.74	Overlooks Backyard, Hardwood Floor, Closet
Recreation	Lower	5.49 x 3.63	Above Grade Window, Laminate, Pot Lights
Family Room	Lower	6.22 x 3.35	Above Grade Window, Laminate, Pot Lights
Kitchen	Lower	3.56 x 3.12	Above Grade Window, Eat-in Kitchen, Laminate
Bedroom	Lower	3.28 x 2.74	Above Grade Window, Laminate, Overlooks Backyard

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.