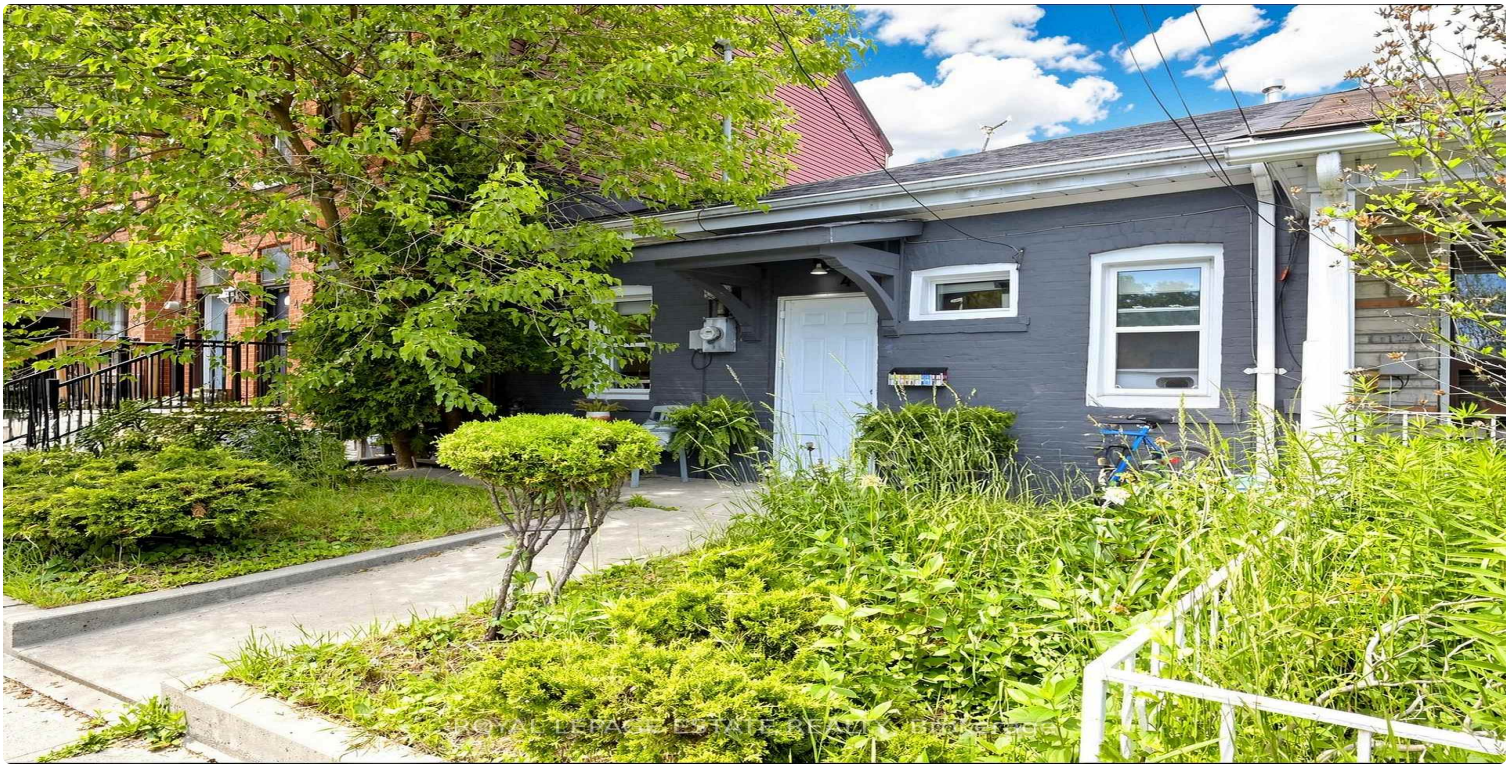




FOR SALE

SEMI-DETACHED

MLS# C13830834

44 Mitchell Avenue, Toronto, ON M6J 1B9

Niagara, Toronto · M6J 1B9

C\$ 899,000

2	1	900	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fantastic opportunity to purchase 44 Mitchell Avenue a great condo alternative wuth a large yard and so much potential in one of Toronto's most sought-after neighbourhoods. This charming south-facing, 2-bedroom semi-detached bungalow features a bright interior and a beautiful deep backyard, making it an excellent investment, rental property, or place to call home while exploring future possibilities. Ideally situated on a quiet street between the vibrant communities of Queen West and King West, you're just steps to Trinity Bellwoods Park, some of the city's best restaurants, cafes, bars, galleries, boutiques, and theatres, with easy access to transit and the downtown core. A rare opportunity for homeowners, investors, builders, and developers alike.

FEATURES

✓ Fireplace

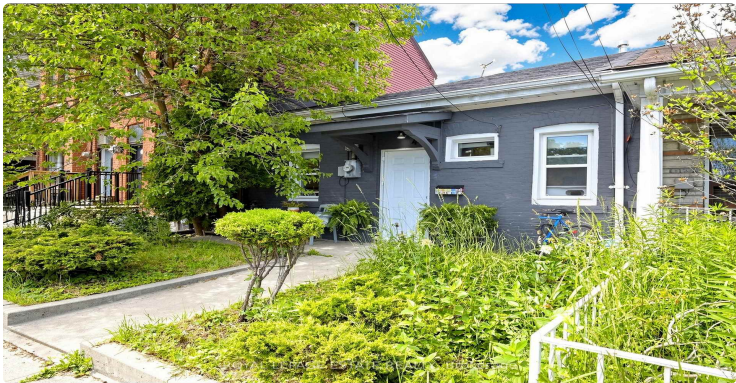
PROPERTY DETAILS

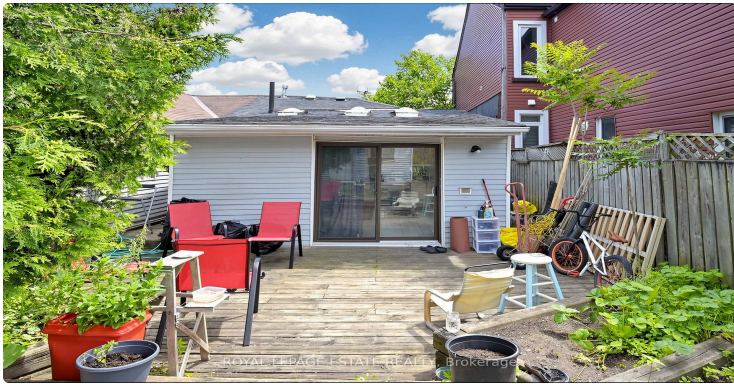
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Semi-Detached
FACING	South
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$6,199
POSTAL CODE	M6J 1B9
NEIGHBOURHOOD	Niagara

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Laundry	Main	—	—
Primary Bedroom	Main	—	Hardwood Floor
Bedroom 2	Main	—	Hardwood Floor
Living Room	Main	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE 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.