



FOR SALE

DETACHED

MLS# C14090796

78 Spring Garden Avenue, Toronto, ON M2N 3G3

Willowdale East, Toronto · M2N 3G3

C\$ 1,499,000

4	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Official Plan Designated - Mixed Use (Including Residential). Beautiful property backing onto a park featuring a detached residential house and a completely separate commercial legal non-conforming office. Hardwood flooring on the main and second floors. Finished basement with a bedroom, 3-piece bathroom, and separate entrance to the backyard. Steps to Yonge & Sheppard subway stations, Sheppard Centre, and Earl Haig Secondary School. Live in, invest, or build your dream home in the future. Property being sold "As Is, Where Is." Additional parking opportunities behind the property.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,349
POSTAL CODE	M2N 3G3
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

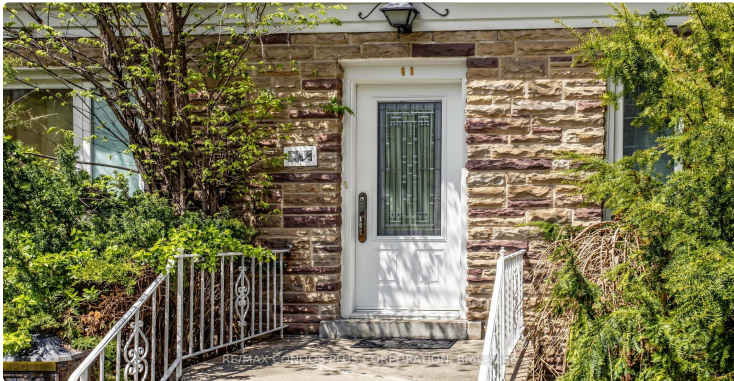
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.03 x 3.43	Fireplace, Hardwood Floor, Window
Dining Room	Main	3.50 x 3.30	Window, Hardwood Floor, Separate Room
Kitchen	Main	3.30 x 3.10	Window, Ceramic Floor, Updated
Primary Bedroom	Upper	5.03 x 3.43	Window, Hardwood Floor, Closet
Bedroom 2	Upper	3.20 x 2.13	Window, Hardwood Floor, Closet
Bedroom 3	Upper	3.00 x 2.73	Window, Hardwood Floor, Closet

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RE/MAX CONDOS PLUS CORPORATION

ROOM	LEVEL	DIMENSIONS	FEATURES
Recreation	Lower	6.03 x 3.30	Fireplace, Laminate, Above Grade Window
Bedroom 4	Lower	2.20 x 3.15	Above Grade Window, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX CONDOS PLUS CORPORATION

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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.