



FOR SALE

DETACHED

MLS# C14099636

87 Combe Avenue, Toronto, ON M3H 4J6

Bathurst Manor, Toronto · M3H 4J6

C\$ 1,229,999

5	2	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled in the heart of Bathurst Manor, this well-maintained bungalow presents a rare opportunity to live in, renovate, or build your dream home on an exceptional lot. Sitting on an extra-wide 63-foot frontage and extending 115 feet deep, the property offers tremendous potential in a neighbourhood where opportunities like this rarely come along. The home features 3 spacious bedrooms & a full bathroom on the main floor, complemented by hardwood flooring & a bright, functional layout. The kitchen incl granite countertops, stainless steel appliances, and ample cabinetry. The living room features beautiful bow windows that fill the space w/natural light. The updated bathroom offers elegant granite tiles, a Corian countertop, & in-floor heating for added comfort. Entire house freshly painted, brand new vinyl flooring, and newer windows & roof, the home has been very well maintained. The lower level offers a versatile layout w/a separate income-generating unit featuring its own kitchen & bathroom, along w/a separate area for the owner's use. This flexible space creates many possibilities for extended family living, rental income, or future customization. Step outside to a lovingly cared-for backyard filled w/mature plants & an extensive vegetable garden. A large separate garage provides generous space for parking & storage. The location is exceptional. The home is less than a 5 min walk to Irving W. Chapley Park w/playground, outdoor pool, skating rink, & tennis courts. Public transit is steps away & within walking distance to Sheppard Station. This vibrant, safe, & family-oriented neighbourhood is close to top schools including William Lyon Mackenzie Collegiate Institute and Tanenbaum CHAT, along with excellent primary schools, private schools, & daycares. Residents also enjoy being a short distance from the Prosserman JCC. Close to retail, places of worship, parks, & hwys, this is a fantastic opportunity in one of Toronto's most welcoming family communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

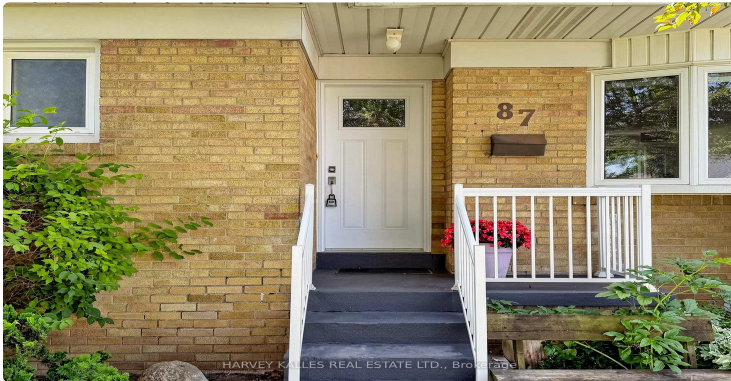
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$7,291
POSTAL CODE	M3H 4J6
NEIGHBOURHOOD	Bathurst Manor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Pot Lights
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Overlooks Backyard
Kitchen	Main	—	Tile Ceiling, Granite Counters, W/O To Yard
Primary Bedroom	Main	—	Closet, Overlooks Backyard
Bedroom 2	Main	—	Closet
Bedroom 3	Main	—	—
Recreation	Basement	—	Laminate, 3 Pc Bath, Above Grade Window
Kitchen	Basement	—	Tile Floor
Bedroom	Basement	—	Laminate, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.