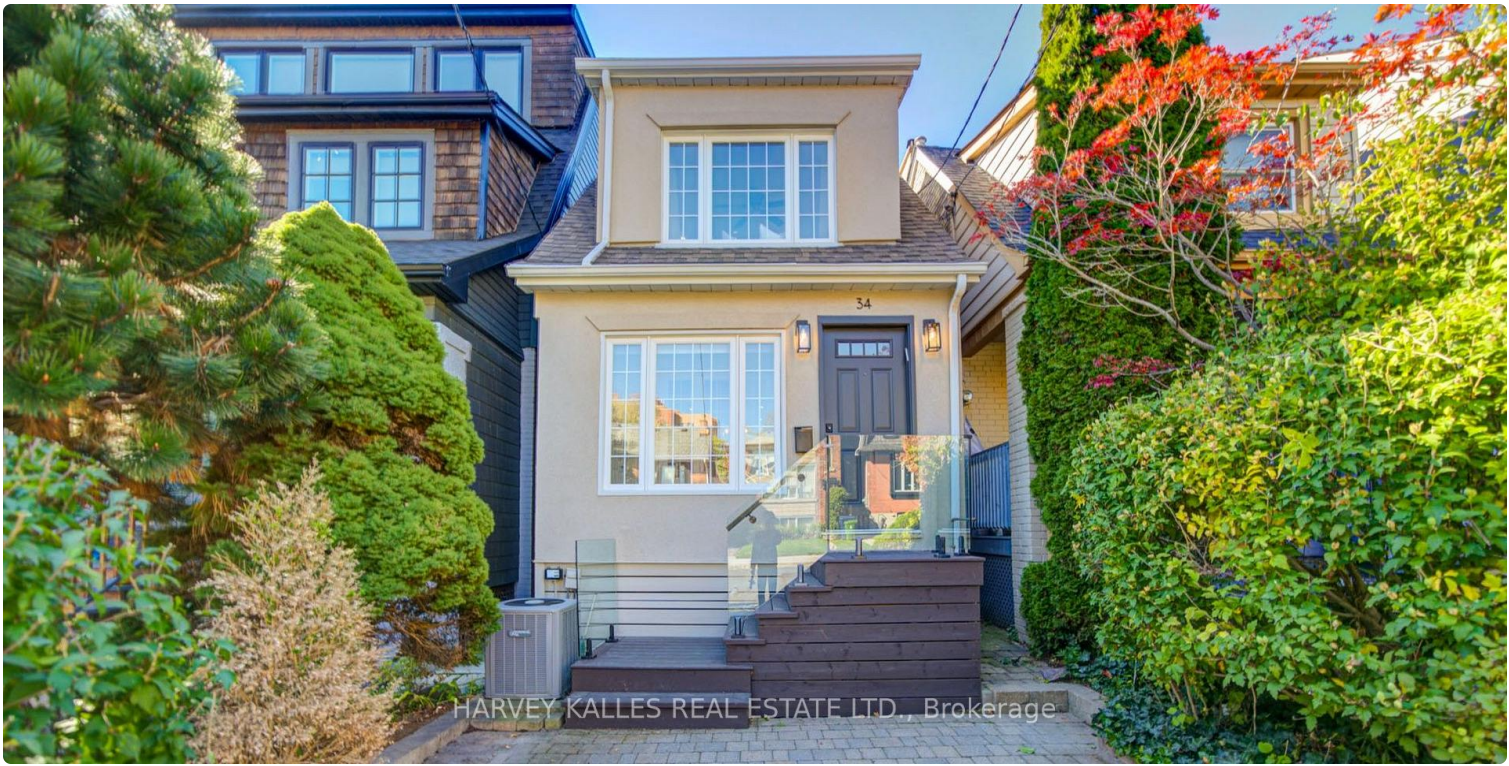




FOR SALE

DETACHED

MLS# C14100134

34 Kenwood Avenue, Toronto, ON M6C 2R9

Humewood-Cedarvale, Toronto · M6C 2R9

C\$ 1,475,000

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

ABOUT THIS PROPERTY

Detached, turnkey and beautifully updated in the heart of Humewood, this Kenwood home checks all the key boxes: an unbeatable location, a renovated powder room, a finished lower level and rare 3-car parking! Thoughtfully designed for everyday family living, the main floor offers a practical mudroom with storage and an open living and dining area. The kitchen features abundant cabinetry, modern appliances, an eat-in counter and light pouring in from a skylight and nearby windows. Upstairs, the spacious primary bedroom includes a double closet and a sitting area, while the second and third bedrooms each offer a closet and comfortable space for children, guests or a home office. A renovated, 4-pc washroom completes the 2nd floor. The updated lower level adds valuable living space with 7-foot ceilings in the rec area, a 3-piece bathroom, a laundry area and even more storage. The backyard offers a finished deck, mature tree cover and recently installed turf, creating an inviting, low-maintenance outdoor space. No shortage of parking at this house between its 3 spots: a registered front pad, a laneway garage plus an additional space behind the garage! This is the perfect location in Humewood: close to St. Clair (but not too close!) & just a short walk to St. Clair West Station, the streetcar & Bathurst. This home is located in the coveted Humewood Community School District & only steps from numerous parks, cafés, restaurants, shops and conveniences. Enjoy the farmers' market at Wychwood Barns or swing by Loblaws for some groceries! Move in and enjoy this warm, functional home in one of Toronto's most walkable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,190
POSTAL CODE	M6C 2R9
NEIGHBOURHOOD	Humewood-Cedarvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Foyer	Main	—	Window, Double Closet, Overlooks Frontyard
Dining Room	Main	—	Window, Gas Fireplace, Hardwood Floor
Living Room	Main	—	Crown Moulding, Pot Lights, Hardwood Floor
Kitchen	Main	—	Stainless Steel Appl, Eat-in Kitchen, W/O To Deck
Primary Bedroom	Second	—	Double Closet, Electric Fireplace, Hardwood Floor
Bedroom 2	Second	—	Skylight, Closet, Hardwood Floor
Bedroom 3	Second	—	Window, Closet, Hardwood Floor
Recreation	Lower	—	Laminate, Pot Lights, Double Closet
Office	Lower	—	Laminate, Pot Lights, Window

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.