



FOR SALE

DETACHED

MLS# C14109534

89 Page Avenue, Toronto, ON M2K 2B8

Bayview Village, Toronto · M2K 2B8

C\$ 2,225,000

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

ABOUT THIS PROPERTY

Fabulous 1863sqft Ranch Bungalow Overlooking The Spectacular Private, Forested Parklands Of The Upper Don River In Back. Convenient Ground Level Front Entry Leads To A Large, Welcoming, Granite Foyer (17'x8') With Skylight And Immediate View Of The Backyard Oasis From The Wall-to-Wall Windows Of The Expansive Living Room With Gas Fireplace And Full-Length Balcony. Separate Dining Room To Accommodate Large Families Or Guests Adjacent To The Gourmet Kitchen Featuring Stainless Steel Appliances And A Charming Breakfast Area. Two Generous Sized Bedrooms On The Opposite Wing, The Primary With A 6pc Ensuite, Skylight And Separate Walk-In And Dble Closet, And The 2nd Bedroom With A 4pc Ensuite, Walk-In Cedar And Dble Closet. Closets Have Built-In Drawers And Shelves. The Fully Finished Lower Level Features Again Two More Generous-Sized Bedrooms, A 22'x15' Rec Room With Fireplace And Walk-Out To The Backyard Oasis, A Common 'Games Room', A 'Work Room' With Wet Bar Ideal As An Art Room Or Treatment Room, A Huge Laundry Room With Built-In Closed Shelving & Laundry Sink, A Second Walk-In Cedar Closet, 4pc Bathroom, Furnace Utility Room w/ Shelves, And Cold Room w/ Full 'Deepfreeze' Freezer & Fridge. The Private Backyard Features A Rock Waterfall And Pond, Sitting Area w/ Stone Bench, Covered Stone Patio, And A Beautifully Landscaped Yard With A Multitude Of Plants Shrubs And Trees... Your Very Own Park. Move Right In And Make It Yours.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Greenbelt/Conservation
- ✓ Hospital
- ✓ Public Transit
- ✓ Ravine
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

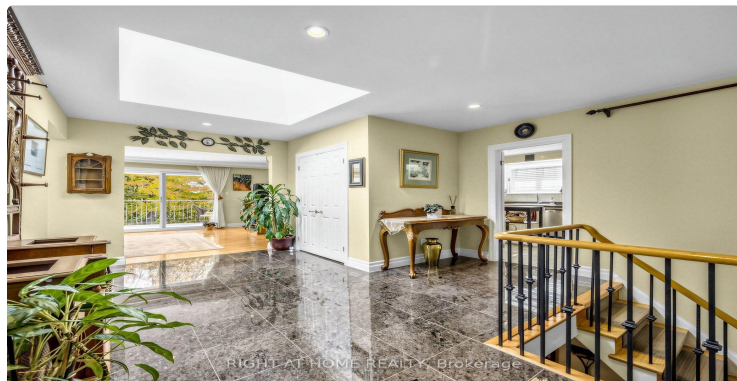
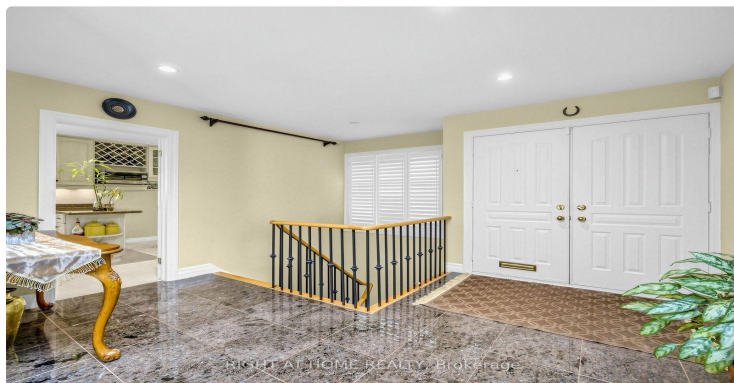
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance, Full
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$13,205
POSTAL CODE	M2K 2B8
NEIGHBOURHOOD	Bayview Village

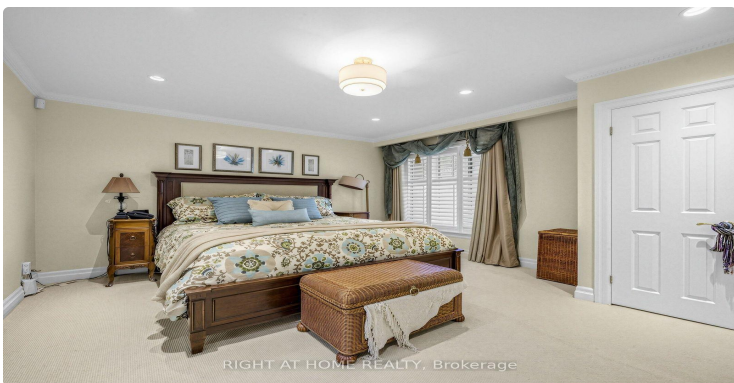
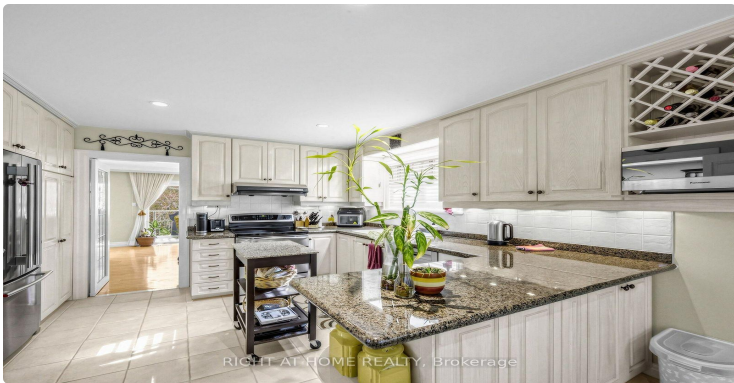
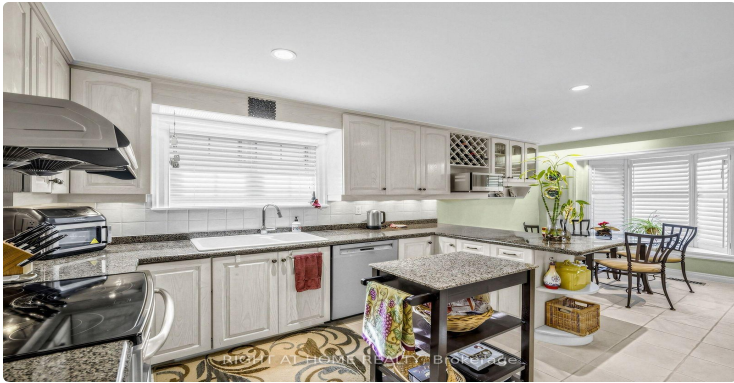
ROOM BREAKDOWN

Room	Level	Dimensions	Features
Living Room	Main	—	Hardwood Floor, W/O To Balcony, Gas Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, W/O To Balcony
Kitchen	Main	—	Stone Floor, Stainless Steel Appl, Granite Counters
Breakfast	Main	—	Stone Floor, Bay Window
Primary Bedroom	Main	—	6 Pc Ensuite, Walk-In Closet(s), Double Closet
Bedroom 2	Main	—	3 Pc Ensuite, Walk-In Closet(s), Double Closet
Game Room	Lower	—	Laminate, Open Concept, Pot Lights
Recreation	Lower	—	Laminate, W/O To Patio, Fireplace
Bedroom 3	Lower	—	Laminate, Window
Bedroom 4	Lower	—	Laminate, Closet Organizers, Closet
Other	Lower	—	Ceramic Floor, Stainless Steel Sink, Wet Bar
Laundry	Lower	—	B/I Shelves, Ceramic Floor, Laundry Sink
Utility Room	Lower	—	B/I Shelves
Bathroom	Lower	—	4 Pc Bath
Cold Room/Cantina	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.