



FOR SALE

DETACHED

MLS# E13225338

35 Munford Crescent, Toronto, ON M4B 1B9

O'Connor-Parkview, Toronto · M4B 1B9

C\$ 1,599,000

5	6	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this luxurious 4 Bedrooms home with a Legal Basement apartment, and a potential versatile studio in one of East York's top neighborhoods. Total Living Space 2,500-3,000 Sq Ft. This property is IDEAL for both families and investors. Whether you're looking for a multi-family investment or a spacious family home, this property offers incredible flexibility. The home has been NEWLY RENOVATED, featuring NEW roof, insulation, a NEW garage door, and a refinished fence. Inside, enjoy NEW electrical and plumbing systems, NEW energy-efficient windows and doors, and NEW custom kitchens with built-in organizers and high-end materials. NEW appliances complete the space, making it both stylish and functional. The home is beautifully finished with NEW hardwood flooring and large tiles throughout, creating a modern, seamless feel. Glass railings on the porch and staircase add a contemporary touch. With a NEW furnace, NEW hot water heater, and NEW air conditioner, you'll experience year-round comfort and efficiency. Sleek pot lights and modern lighting fixtures brighten the interior, while the home's flexible layout allows for use as a single-family residence or separate units. The NEW AND LEGAL basement apartment offers rental income potential, and the studio can either be part of the main home or rented separately for additional revenue or personal workspace. Outside, the NEW yard includes NEW aggregate concrete, professional landscaping, a built-in fire pit, and a NEW sprinkler system to maintain a lush, green space. The exterior features NEW high-end lighting, enhancing the homes curb appeal day and night. This exceptional detached, side-split property combines modern luxury with flexible living arrangements in a prime East York location. Perfect for families or investors, this home is a must-see!

Brokerage Remarks

FEATURES

- ✓ Basement
- ✓ Garage

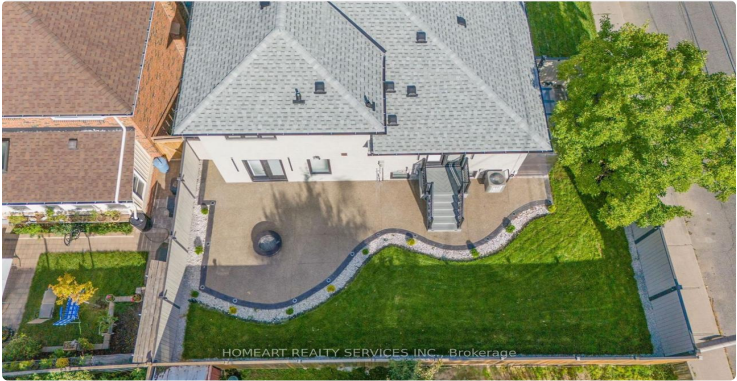
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$9,506
POSTAL CODE	M4B 1B9
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining
Dining Room	Main	—	Combined w/Living

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.