



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# E13440424

# 77 Cleanside Road, Toronto, ON M1L 0C2

Clairlea-Birchmount, Toronto · M1L 0C2

C\$ 890,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 3         | 1,300 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this bright and beautiful freehold townhome with no POTL fees, offering a perfect blend of style, functionality, and convenience in a desirable family-friendly neighbourhood. Featuring a welcoming enclosed porch, private driveway parking for three cars, and an attached garage, this home provides exceptional comfort with ample storage. There are beautiful hardwood floors and stairs throughout and upgraded light fixtures to add a modern touch. Main level consists of foyer, entrance to the garage, lots of built-in storage and finished utility room with a vanity. The second level showcases a beautiful thoughtfully designed custom white kitchen featuring newer upgraded appliances, quartz countertops, backsplash, and a matching servery for added elegance and functionality. The dining area opens through a large glass sliding door to a generous covered balcony, creating a seamless indoor-outdoor living experience. The air conditioning unit was moved to the side of the house from the balcony to create more space. The powder room is conveniently located off the living room. The upper level offers two generously sized bedrooms, including a spacious primary bedroom that features a walk-in closet and private 4-piece ensuite. Both bedrooms are spacious enough to fit king size bed. Laundry is conveniently located on the 3rd floor. Bright and airy with a well-designed layout, this home is ideal for families, professionals, or first-time buyers. Ideally located near Warden Station, transit, schools, parks, shopping, and everyday amenities. All updates/upgrades were completed in the last few years.

### FEATURES

✔ Garage

### PROPERTY DETAILS

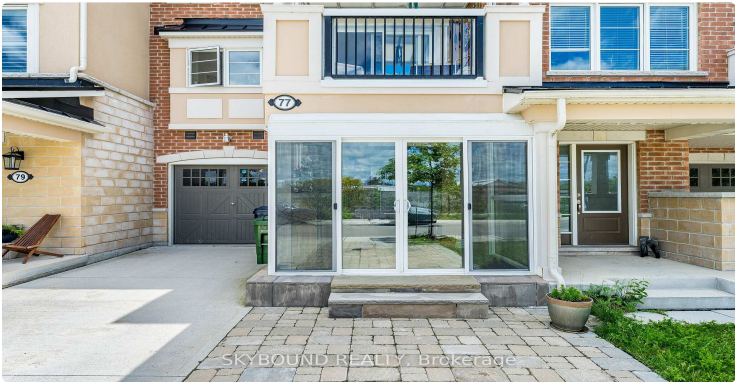
|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Att/Row/Townhouse   |
| LISTING STATUS | For Sale            |
| STYLE          | 3-Storey            |
| PROPERTY TYPE  | Att/Row/Townhouse   |
| FACING         | South               |
| AREA RANGE     | 1100-1500 sqft      |
| PARKING        | 4 spaces            |
| ANNUAL TAX     | \$4,712             |
| POSTAL CODE    | M1L 0C2             |
| NEIGHBOURHOOD  | Clairlea-Birchmount |

## ROOM BREAKDOWN

| ROOM  | LEVEL | DIMENSIONS | FEATURES                                 |
|-------|-------|------------|------------------------------------------|
| Foyer | Main  | —          | Large Closet, B/I Shelves, Ceramic Floor |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                             |
|-----------------|--------|------------|------------------------------------------------------|
| Living Room     | Second | —          | Hardwood Floor, Open Concept, Combined w/Dining      |
| Dining Room     | Second | —          | W/O To Balcony, Hardwood Floor, Open Concept         |
| Kitchen         | Second | —          | Quartz Counter, Hardwood Floor, Stainless Steel Appl |
| Primary Bedroom | Third  | —          | 3 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)      |
| Bedroom 2       | Third  | —          | Closet Organizers, Hardwood Floor                    |
| Laundry         | Third  | —          | —                                                    |

GALLERY





## LISTING AGENT

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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.