



FOR SALE

DETACHED

MLS# E13551722

45 Pitt Avenue, Toronto, ON M1L 2R3

Clairlea-Birchmount, Toronto · M1L 2R3

C\$ 799,900

6	3	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fantastic opportunity to own a fully detached brick home in a prime location! This home features 3 spacious bedrooms on the main level, a finished basement with a separate entrance, 3 additional bedrooms, a second kitchen, and excellent in-law suite or income potential . The home also offers a garage, private driveway, and sits on a generous lot. Located in the highly desirable Clairlea-Birchmount community, surrounded by newer custom-built homes and close to public transit, schools, parks, shopping, and everyday amenities. Walking distance to Victoria Park Subway Station with easy access to the DVP, downtown Toronto, and major highways. An excellent opportunity for families, investors, or those seeking multi-generational living.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

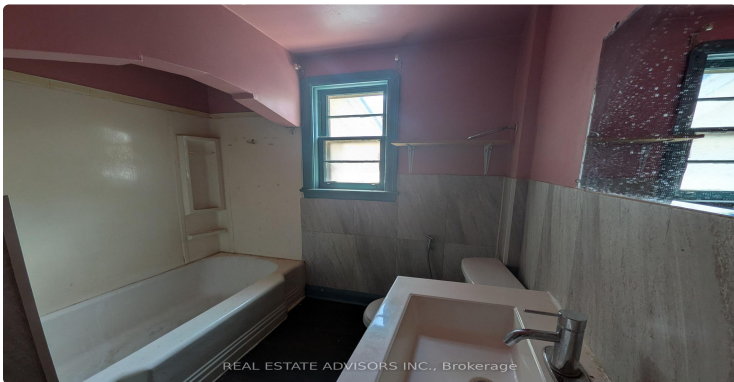
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	West
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,411
POSTAL CODE	M1L 2R3
NEIGHBOURHOOD	Clairlea-Birchmount

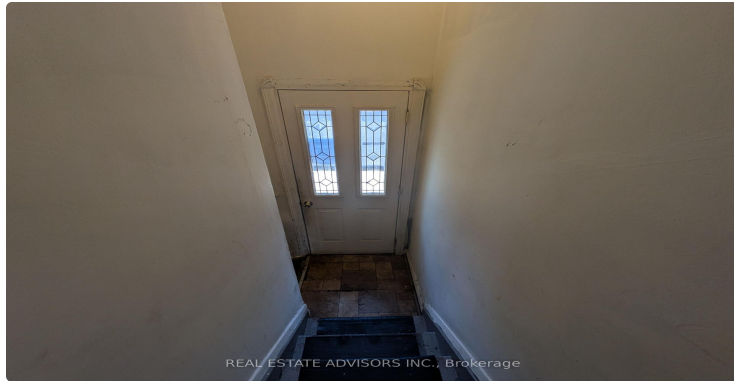
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	10.10 x 12.02	Hardwood Floor, Window
Kitchen	Main	17.00 x 9.00	Tile Floor, Eat-in Kitchen, Window
Dining Room	Main	—	Hardwood Floor, Window
Bedroom	Main	13.80 x 10.00	Hardwood Floor, Closet
Bedroom 2	Main	10.10 x 8.80	Hardwood Floor, Cioiset

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	12.50 x 9.40	Hardwood Floor, Closet
Bedroom 4	Basement	8.10 x 8.80	—
Kitchen	Basement	13.00 x 700.00	—
Recreation	Basement	21.00 x 12.00	—

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.