



FOR SALE

DETACHED

MLS# E13627254

70 Cockburn Drive, Toronto, ON M1C 2T2

Centennial Scarborough, Toronto · M1C 2T2

C\$ 1,299,999

7	4	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully maintained home nestled on a quiet, family-friendly street in the desirable Port Union / Centennial Scarborough community. Recently renovated and freshly painted in a bright, neutral palette, this spacious 4+3 bedroom residence offers generous principal rooms filled with natural light throughout, with newly done windows and Copper Wiring, 200 Amp Circuit Breaker, adding to its move-in-ready appeal. The office room on the main floor could easily be used as an additional bedroom. The functional main layout features well-proportioned principal rooms and Chef's Delight kitchen, ideal for both everyday family life and entertaining. The true showstopper is the large, private backyard - a peaceful outdoor retreat perfect for morning coffee, summer barbecues, or unwinding in the evening on the newly built deck. Upstairs - the primary bedroom offers a comfortable retreat, while three additional bedrooms provide ample space for family or guests. A standout feature is the fully finished legal basement with a separate entrance, providing excellent flexibility for In-law suit, extended family, guests, or future income potential. Roof was changed in 2022. Ideally located close to excellent schools, the waterfront trail, Rouge Beach, Rouge River, and Lake Ontario. Steps away from parks, the local library, a recreation center, tennis courts, a skate park, playgrounds, shopping, and transit -including Rouge Hill GO Station. Quick access to TTC and Highway 401 makes commuting easy, and it's just one bus to UTSC and Centennial College.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,158
POSTAL CODE	M1C 2T2
NEIGHBOURHOOD	Centennial Scarborough

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, B/I Oven, Backsplash
Dining Room	Main	—	Eat-in Kitchen, W/O To Deck
Office	Main	—	Hardwood Floor, Overlooks Frontyard
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets
Bedroom 2	Second	—	Hardwood Floor, Closet Organizers, Walk-In Closet(s)
Bedroom 3	Second	—	Hardwood Floor, Closet Organizers, Window
Bedroom 4	Second	—	Hardwood Floor, Closet Organizers, Window
Bedroom	Basement	—	Vinyl Floor
Bedroom	Basement	—	Vinyl Floor
Bedroom	Basement	—	Vinyl Floor

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.