



FOR SALE DETACHED MLS# E13636132

10 Thatcher Avenue, Toronto, ON M1M 2M2

Cliffcrest, Toronto · M1M 2M2

C\$ 749,000

2	1	900	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity in the highly sought-after Scarborough Bluffs community! Situated south of Kingston Rd on an impressive approximately 40 x 135 ft lot, this unique property spans two streets, with frontage on Thatcher Ave and rear access from Brimley Rd., with no residential property directly behind. Offering exceptional potential for builders, developers, contractors, investors, or first-time buyers ready to put some love into a detached home and make it their own. The existing two-bedroom home also features a very large unfinished basement with a separate entrance, offering excellent storage and significant potential for future living space, subject to municipal approvals. Renovate the existing home, explore an addition, finish the basement, or consider future redevelopment possibilities on this large and distinctive lot. Located on a quiet street where properties rarely become available, surrounded by mature trees, established residences, and many newly built custom homes. Minutes from Bluffer's Park Marina, beaches, waterfront trails, parks, schools, colleges, shopping, TTC service along Kingston Rd, and Scarborough GO Station, with convenient access to downtown Toronto. A property with land, location, and tremendous potential-whether you are looking to create your first home, undertake your next renovation project, or build something new. Property is being sold in as-is condition. Buyers to conduct their own due diligence regarding future use, basement conversion, and development potential. Some Pictures Are Virtually Staged

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Marina
- ✓ Park
- ✓ Ravine
- ✓ School

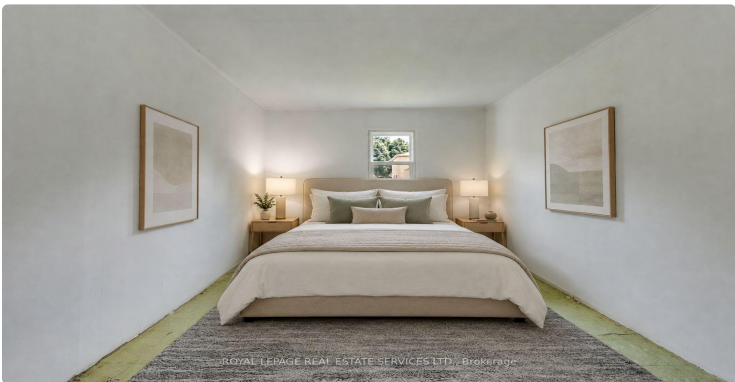
PROPERTY DETAILS

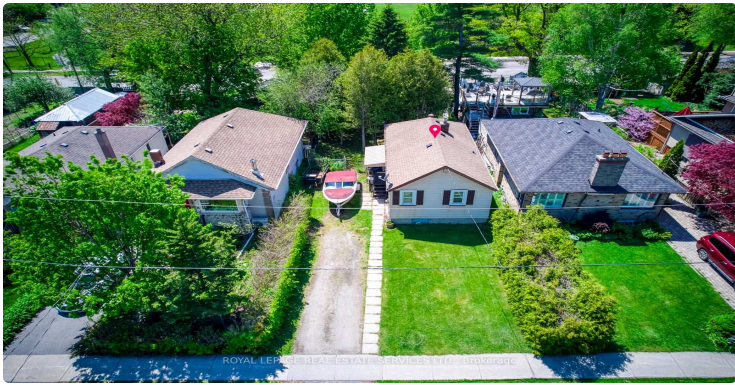
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Unfinished, Separate Entrance, Full
FACING	West
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,906
POSTAL CODE	M1M 2M2
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Kitchen	Main	—	—
Primary Bedroom	Main	—	—
Bedroom 2	Main	—	—

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.