



FOR SALE

SEMI-DETACHED

MLS# E13648518

44 Greenhedges Court, Toronto, ON M1B 1T2

Malvern, Toronto · M1B 1T2

C\$ 875,000

5	5	1,750	3	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

44 GREENHEDGES COURT is a SPECIAL 4 BDRM HOME THAT ACTUALLY GROWS WITH YOU! Properties like this don't often come on the market. This lovingly renovated, executive semi-detached home offers 4+1 bdrms, a versatile home office/den (with kitchenette & full bathroom), and 4.5 bathrooms across three distinct, self-contained living spaces - a rare find built for multigenerational families, offering plenty of options for a growing family. Upgrades include newer kitchen, upgraded bathrooms with top-of-the line fixtures, professional paint throughout, new floors on main floor, potlights, highend interlocking & Landscaping. The main floor home office/den with its own ensuite bath offers space for an elderly parent or a work-from-home setup; the separate side entrance leads to a self-contained 1 bdrm in-law suite complete with kitchen, living rm & bathrm. 4 spacious bedrooms adorn the second floor, two same size principal bedrooms, two full washrooms, & a large large hallway that has room for a sitting area/office. Step into the professionally landscaped, courtyard-style backyard & discover your own private sanctuary - a rare find in the heart of Scarborough. The pie-shaped lot stretches from a 25ft frontage to 50 ft at the rear, the 100 ft deep lot, creates an incredible private, outdoor oasis. Thousands were spent on the high-end interlocking creating the courtyard style, surrounded by vegetable gardens and a graceful, mature birch tree at its centre. The property provides complete privacy & backs directly onto Pinetree Park, & the Morningside Creek Ravine. Walking distance to Chinese Cultural Centre; The Islamic Foundation of Toronto Mosque, top GTA Islamic School: Gibraltar Leadership Academy (JK-Grade 12), Burrows Hall Library & Community Centre; Shopping, banks, restaurants, Centennial College, University of Toronto Scarborough, Centenary Hospital, 7 min to HWY 401, the future METROLINX LRT extension on McCowan & Sheppard, Toronto Zoo and Scarborough Town Centre.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Greenbelt/Conservation
- ✓ Place Of Worship
- ✓ Library
- ✓ Ravine
- ✓ Rec./Commun.Centre

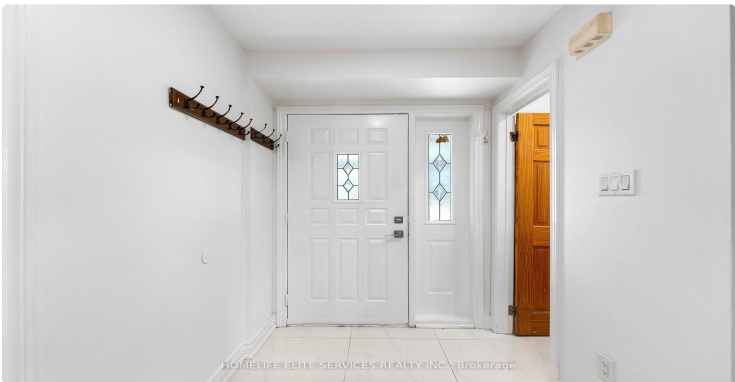
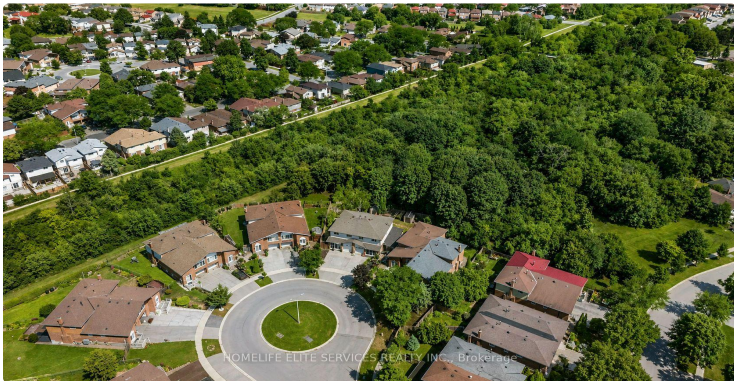
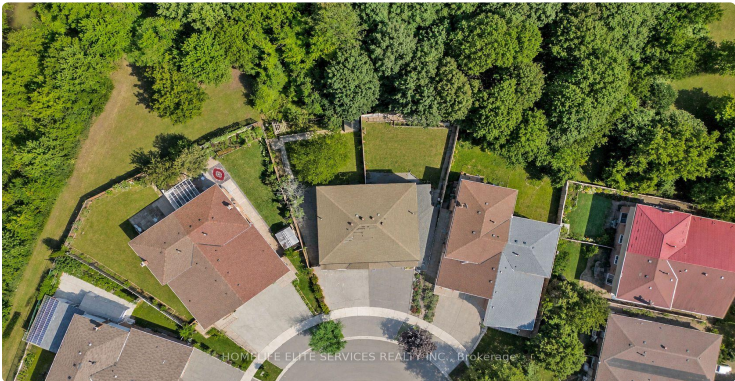
PROPERTY DETAILS

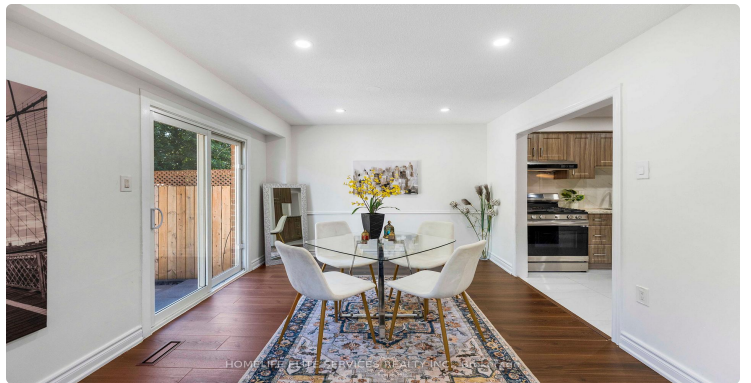
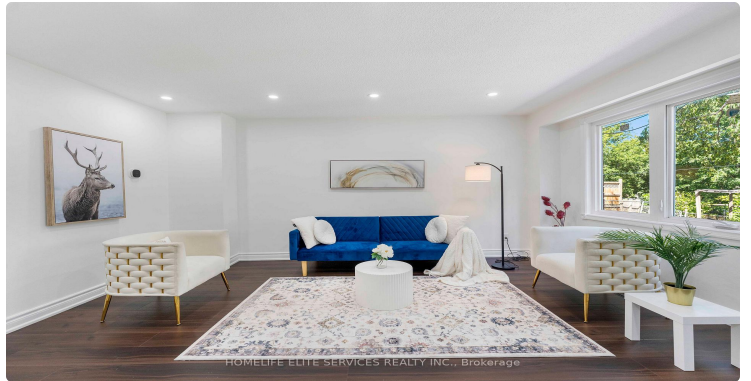
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AGE	31-50 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,683
POSTAL CODE	M1B 1T2
NEIGHBOURHOOD	Malvern

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Pot Lights
Dining Room	Main	—	Laminate, Pot Lights
Kitchen	Main	—	Ceramic Floor, Granite Counters
Primary Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor
Bedroom 4	Second	—	Hardwood Floor
Bathroom	Second	—	3 Pc Bath

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.