



FOR SALE

DETACHED

MLS# E13685590

22 Beran Drive, Toronto, ON M1G 1G1

Woburn, Toronto · M1G 1G1

C\$ 949,900

7	4	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautiful Bungalow in Prime Scarborough Location! Well-maintained 3-bedroom home with no neighbors at the side or rear, offering exceptional privacy and natural light. Finished basement with separate entrance and excellent potential for additional bedrooms or rental income. New windows on the main floor, Hardwood floor on the main. New insulation in the attic. Private fenced yard with deck. Steps to Cornell Public School, TTC, Hwy 401/404, schools, shopping and amenities. Currently rented for \$6,500/month + utilities. Don't miss this opportunity!!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,237
POSTAL CODE	M1G 1G1
NEIGHBOURHOOD	Woburn

ROOM BREAKDOWN

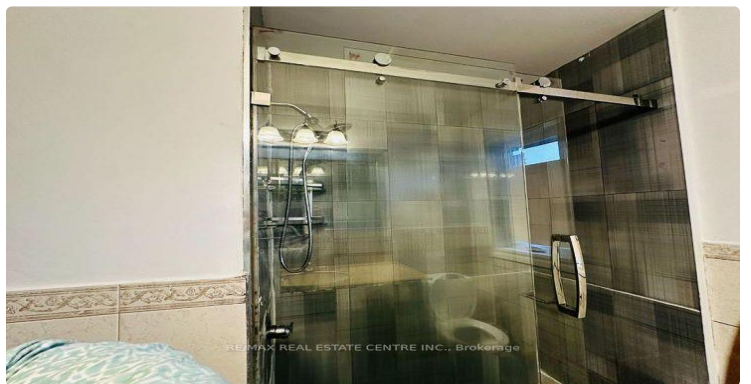
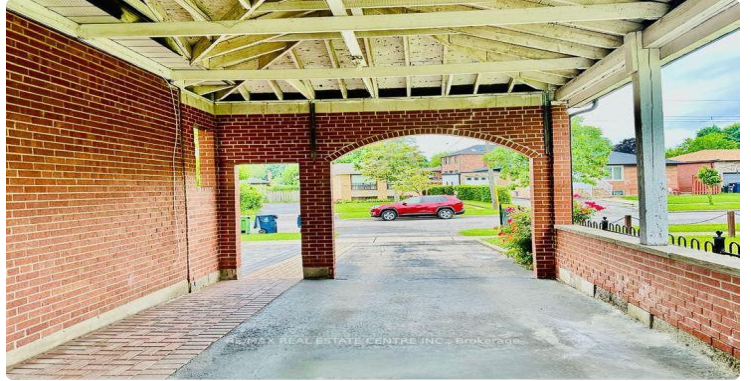
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.10 x 3.74	—
Dining Room	Main	7.10 x 3.74	—
Kitchen	Main	3.20 x 3.05	—
Primary Bedroom	Main	3.96 x 2.70	—
Bedroom 2	Main	3.80 x 3.04	W/O To Deck
Bedroom 3	Main	2.87 x 2.76	Window, Closet

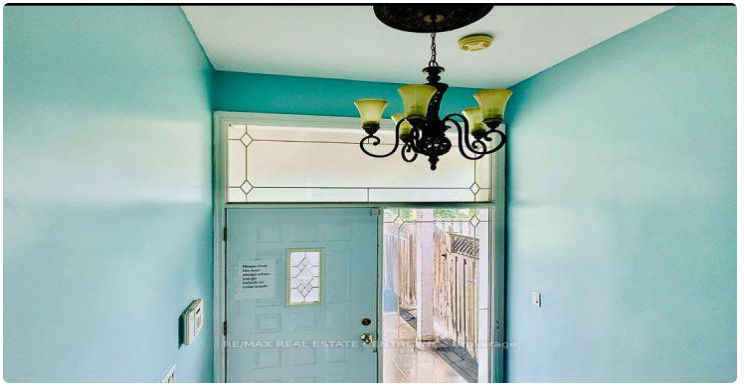
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RE/MAX REAL ESTATE CENTRE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Basement	6.99 x 3.54	—
Bedroom	Basement	6.20 x 3.71	—
Bedroom 2	Basement	—	—
Bedroom 3	Basement	—	—
Bedroom 4	Basement	—	—
Bedroom 4	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REAL ESTATE CENTRE INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.