



FOR SALE

DETACHED

MLS# E13701466

# 177 Magnolia Avenue, Toronto, ON M1K 3K7

Kennedy Park, Toronto · M1K 3K7

C\$ 768,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 900   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Detached 2 Bedroom bungalow on a 37 x 109 foot lot close to school, park and TTC to subway. Mutual driveway with possible front pad parking to be verified by Buyer or Buyer's Agent. Opportunity for first time buyers or investors. Basement has seperate entrance. Seller and Listing Agent do not warrent the retrofit status or legality of the basement unit. Being Sold in "As Is/Where Is Condition". No Warranties or Representation provided by the Vendor or Listing Brokerage and Listing Agent. No Survey.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | East                        |
| AREA RANGE     | 700-1100 sqft               |
| PARKING        | 1 spaces                    |
| ANNUAL TAX     | \$3,989                     |
| POSTAL CODE    | M1K 3K7                     |
| NEIGHBOURHOOD  | Kennedy Park                |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                      |
|-----------------|----------|------------|-----------------------------------------------|
| Living Room     | Ground   | —          | Laminate, Large Window, Pot Lights            |
| Kitchen         | Ground   | —          | Ceramic Floor, Overlooks Backyard, Pot Lights |
| Primary Bedroom | Ground   | —          | Laminate, His and Hers Closets                |
| Bedroom 2       | Ground   | —          | Laminate                                      |
| Kitchen         | Basement | —          | Ceramic Floor                                 |
| Bedroom         | Basement | —          | Laminate                                      |
| Bedroom 2       | Basement | —          | Laminate                                      |

1771 Magnolia Avenue, Toronto, ON M1K 3K7

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| ROOM      | LEVEL    | DIMENSIONS | FEATURES         |
|-----------|----------|------------|------------------|
| Bedroom 3 | Basement | —          | Laminate, Closet |

GALLERY





## LISTING AGENT

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**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.