



FOR SALE

DETACHED

MLS# E13715830

118 Zaph Avenue, Toronto, ON M1C 1M8

Highland Creek, Toronto · M1C 1M8

C\$ 989,000

4	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Highland Creek, where peaceful tree-lined streets meet generous land, and life moves at a refreshingly relaxed pace. Set on an impressive 50 x 150 ft lot with an expansive private drive, this bright, sun-filled bungalow offers immediate comfort, multi-generational flexibility, and endless future potential. Inside, natural light anchors the main level. Dramatic near-floor-to-ceiling windows drench the spacious living and dining areas with natural light, creating warm and welcoming space for everyday living. The functional eat-in kitchen comes equipped with a gas range, while three generous main-floor bedrooms offer peaceful retreats - including a primary suite that accommodates a king-sized bed - all serviced by a 4-pc washroom. The lower level dramatically expands your living options. Featuring a convenient separate entrance/walkout, this sprawling space includes a generous fourth bedroom, a 3-pc second bathroom, and a versatile rec room ready for movie nights, a gym, and a study/office nook. It is an ideal layout for in-laws, guests, or children who have mastered the art of never leaving. Step outside to enjoy the deep, private backyard, offering incredible space for outdoor dining, gardening, and play. Whether you choose to move in and enjoy, update, or build new among the surrounding high-value homes, the location delivers on every level. It's a bit of a secret gem. You are minutes from the charming, small-town atmosphere of historic Highland Creek Village with its cozy eateries like The Social, local shops, and daily essentials. Nature lovers, dog lovers and sporty types enjoy the trails, winding rivers, off-leash areas and sports fields nearby in Morningside Park and the Rouge Valley. The location is an educational hub, located near UTSC, Centennial College, and top local school catchments. Commuters will love being just two minutes to Highway 401 and a short drive to Guildwood or Rouge Hill GO Stations for a smooth downtown commute.

FEATURES

- ✓ Basement
- ✓ Garage

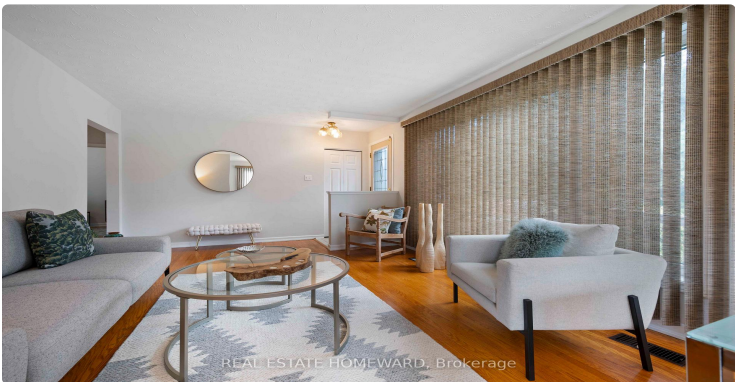
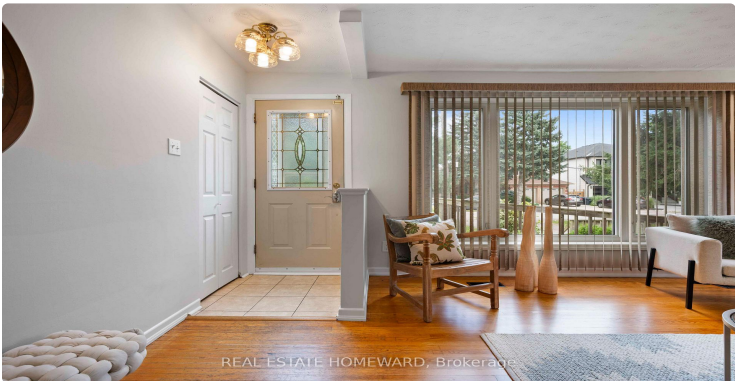
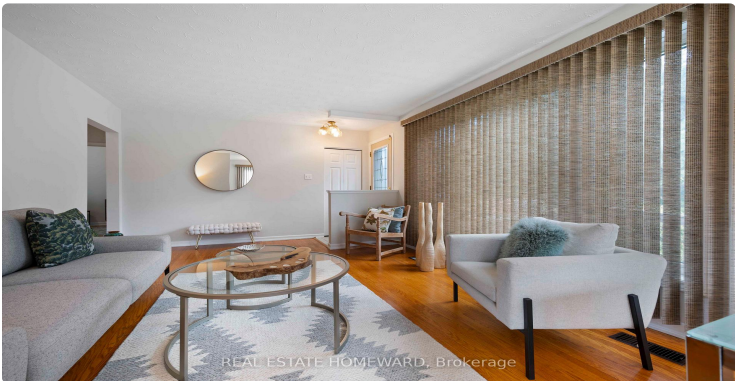
PROPERTY DETAILS

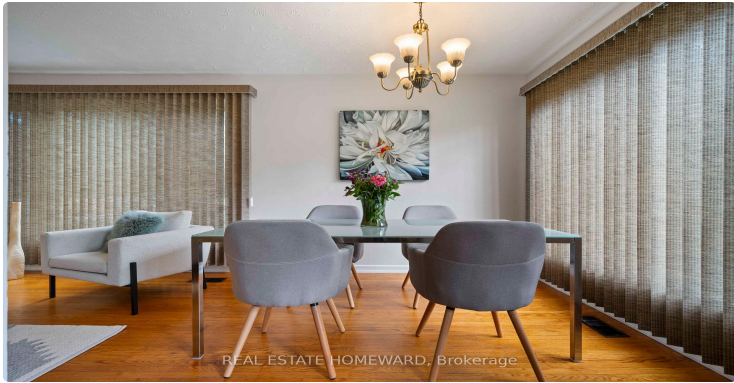
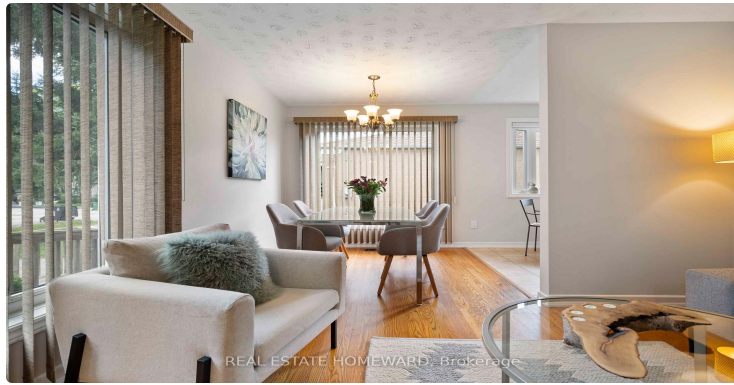
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Partially Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,989
POSTAL CODE	M1C 1M8
NEIGHBOURHOOD	Highland Creek

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Overlooks Dining
Dining Room	Main	—	Hardwood Floor
Breakfast	Main	—	Bay Window
Kitchen	Main	—	—
Bedroom 2	Main	—	Hardwood Floor
Bedroom 3	Main	—	Hardwood Floor
Primary Bedroom	Main	—	Hardwood Floor
Recreation	Lower	—	—
Bedroom 4	Lower	—	Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

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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.