



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE

DETACHED

MLS# E13718706

128 Trinnell Boulevard, Toronto, ON M1L 1S8

Clairlea-Birchmount, Toronto · M1L 1S8

C\$ 999,000

5	2	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to own a renovated home on an exceptional property in the heart of Clairlea-Birchmount. Situated on an impressive 43.25 x 198 ft premium lot, this renovated bungalow offers excellent potential for end users, investors, or builders looking to secure a property in one of Toronto's most established and family-friendly neighbourhoods. The bright main level features a stylish foyer, a spacious open concept living and dining room with accent wall, pot lights, engineered hardwood flooring and abundant natural light from the massive window. The renovated kitchen features with sleek cabinetry, stainless steel appliances, granite counters, and generous storage. Three spacious bedrooms all updated with hardwood flooring and each with large windows and closets. The fully renovated bathroom is complete with a dual-sink vanity with quartz counters. The lower level offers tremendous versatility for extended family living or income potential. Complete with its own separate entrance, a full eat-in kitchen with wood cabinetry and stainless steel appliances, spacious living area, two additional bedrooms with above-grade windows and ample closet space, and a 4-piece bathroom. The versatile layout provides an excellent opportunity for those looking to live comfortably on one level while generating rental income from the other, or for investors seeking a strong income-producing property. The impressive 198-ft deep lot, offers endless possibilities for future expansion, including a home addition, garden suite, outdoor oasis, or dream entertaining space. Private driveway accommodates multiple vehicles, plus an the attached garage. Ideally located within walking distance to Warden Subway Station, excellent schools, parks, shopping, and everyday amenities. A rare combination of land, location, versatility, a income potential in a highly desirable Toronto neighbourhood. Move in and enjoy and capitalize on the future possibilities offered by this rare oversized Toronto lot.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard

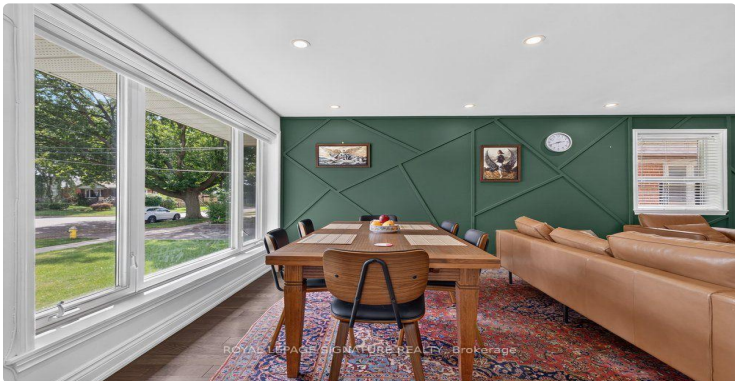
PROPERTY DETAILS

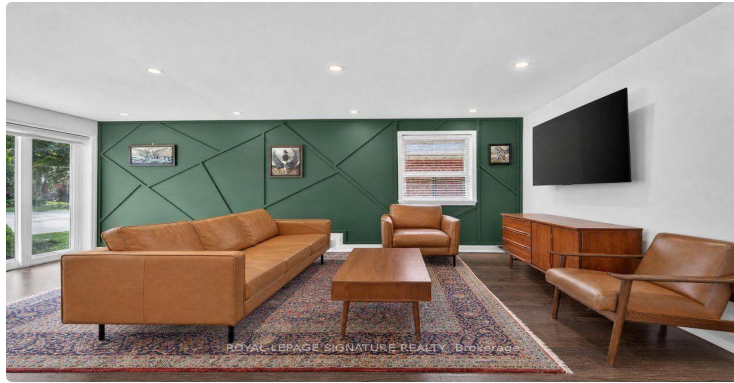
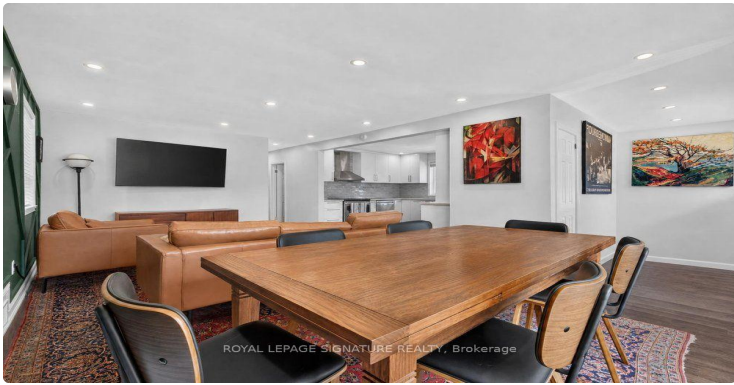
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$4,728
POSTAL CODE	M1L 1S8
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Pot Lights, Window
Dining Room	Main	—	Hardwood Floor, Bay Window, Pot Lights
Living Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Backsplash, Pot Lights
Primary Bedroom	Main	—	Hardwood Floor, Large Window, Closet
Bedroom 2	Main	—	Hardwood Floor, Large Window
Bedroom 3	Main	—	Hardwood Floor, Large Window
Kitchen	Basement	—	Stainless Steel Appl, Parquet, Large Window
Recreation	Basement	—	Open Concept, Parquet, Window
Living Room	Basement	—	—
Bedroom	Basement	—	Parquet, Window, Closet
Bedroom 2	Basement	—	Parquet, Window, Closet
Utility Room	Basement	—	Combined w/Laundry, Laundry Sink
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.