



ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage

FOR SALE

DETACHED

MLS# E13764858

142 Cass Avenue, Toronto, ON M1T 2B6

Tam O'Shanter-Sullivan, Toronto · M1T 2B6

C\$ 899,000

3	2	1,300	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This solid brick home filled with natural light sits on a tree lined street in the heart of Agincourt across from Lyngate Park* The finished lower level expands the living space* The mature backyard offers privacy*There is hardwood under the living and dining room carpeting. *This smoke free home has been lovingly maintained by the same family for 52 years* In preparation for the new owners the upper level floors were sanded and Carson Dunlop conducted a building inspection in August 2026 (available upon request)* Move in now and enjoy easy access to the 401, 404, DVP, TTC, Sheppard subway, schools and shopping

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,026
POSTAL CODE	M1T 2B6
NEIGHBOURHOOD	Tam O'Shanter-Sullivan

ROOM BREAKDOWN

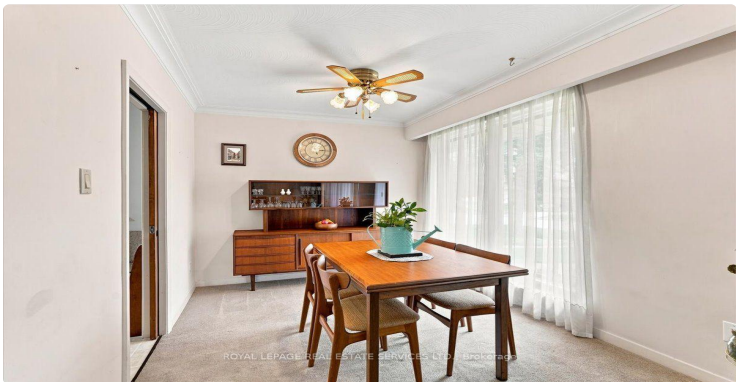
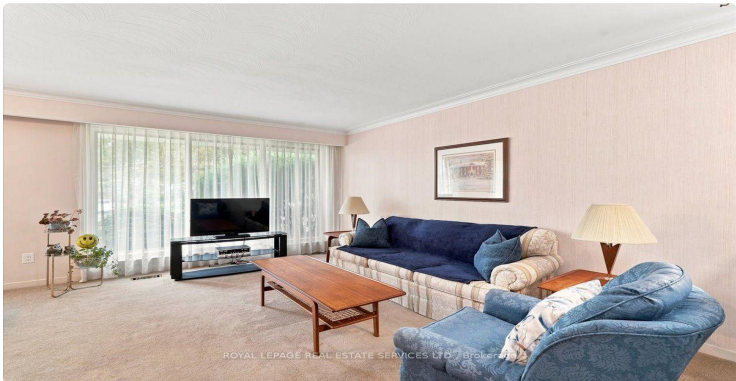
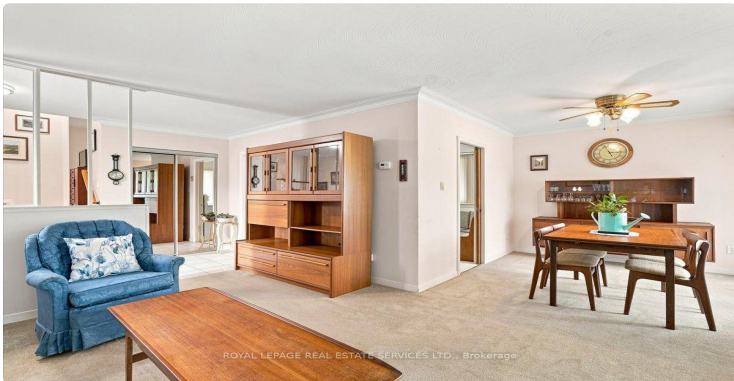
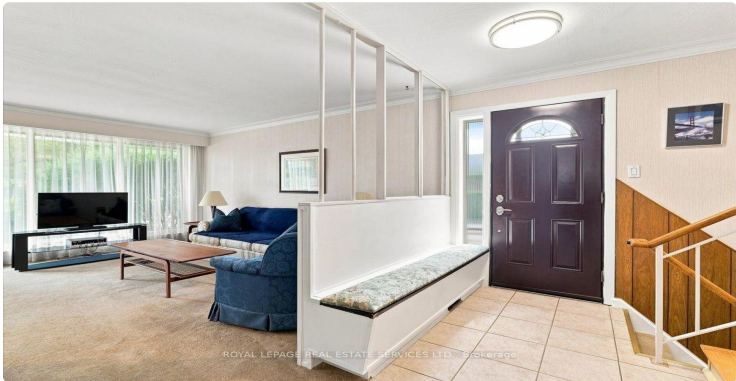
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Broadloom, Picture Window, Combined w/Dining
Dining Room	Main	—	Broadloom, Picture Window, Combined w/Living
Kitchen	Main	—	W/O To Yard, Stainless Steel Sink, French Doors
Primary Bedroom	Upper	—	Hardwood Floor, His and Hers Closets, Mirrored Closet
Bedroom 2	Upper	—	Hardwood Floor, Mirrored Closet

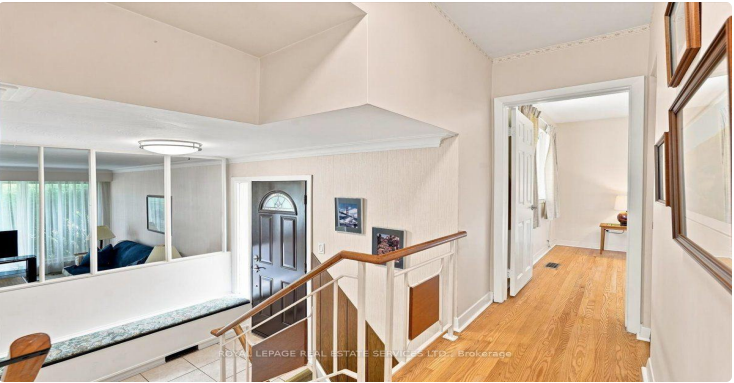
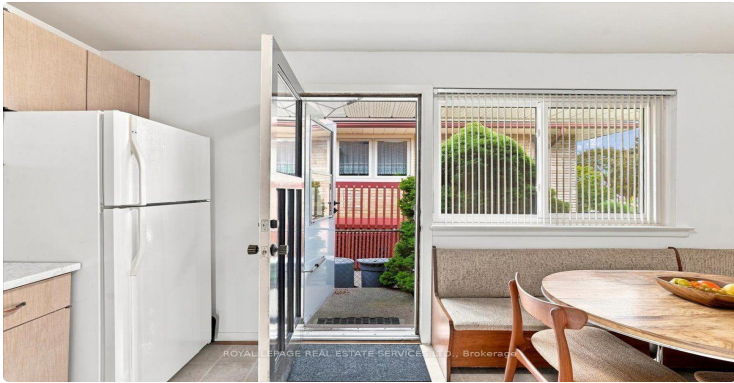
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Upper	—	Hardwood Floor, Closet
Recreation	Basement	—	Wet Bar
Game Room	Basement	—	Combined w/Rec

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

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.