



FOR SALE

DETACHED

MLS# E13772692

14 Valdane Drive, Toronto, ON M1L 2E9

Clairlea-Birchmount, Toronto · M1L 2E9

C\$ 959,000

5	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Detached bungalow on a 45 x 130 ft lot offering exceptional flexibility for end users and investors alike. The main level features 3 bedrooms, a full bath, separate living and dining rooms, an updated kitchen, and spacious principal rooms. A separate side entrance leads to a finished basement with two self-contained living areas, including a 1-bedroom apartment and a bachelor suite, plus shared laundry. Enjoy a fenced backyard with an interlocked patio area, attached garage, and private driveway parking for 3 vehicles. Furnace, A/C, and roof are all in goodworking order. Conveniently located close to Eglinton Square Shopping Centre, Metro, Edge Park, Clairlea Public School, Victoria Park TTC, and quick access to Hwy. 401 and the Don Valley Parkway. A great opportunity to own in a well-connected neighbourhood. Book your private showing today.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,087
POSTAL CODE	M1L 2E9
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining
Dining Room	Main	—	Combined w/Living
Kitchen	Main	—	Ceramic Floor, Eat-in Kitchen
Primary Bedroom	Main	—	Hardwood Floor, Closet

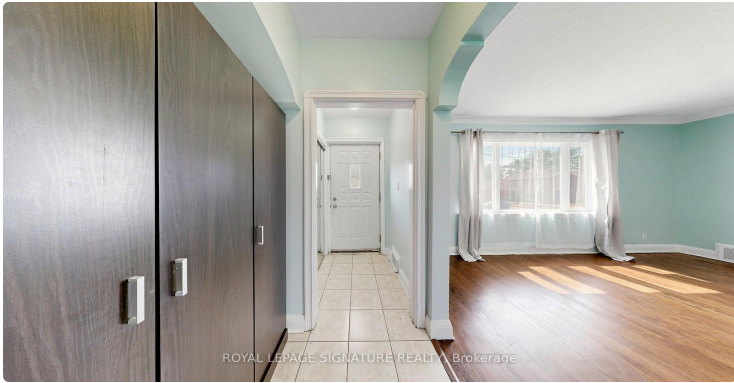
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Closet
Bedroom 3	Main	—	Hardwood Floor, Closet
Living Room	Basement	—	—
Bedroom	Basement	—	Closet
Kitchen	Basement	—	—
Kitchen	Basement	—	—
Bedroom	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.