



FOR SALE

DETACHED

MLS# E13779032

30 Scarboro Avenue, Toronto, ON M1C 1M3

Highland Creek, Toronto · M1C 1M3

C\$ 1,099,000

4	3	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Absolutely Rare Opportunity To Own A Beautiful Detached Raised Bungalow On A Premium, Massive 50' X 150' Lot In Highland Creek, One Of Scarborough's Most Prestigious Pockets. Surrounded By Multi-million Dollar Custom Builds And Lush, Tree-lined Streets, This Property Offers Incredible Potential For Families, Professionals, And Savvy Investors To Build Massive Equity. Whether You Choose To Move In, Renovate, Or Unlock The Property's Full Potential Among Elite Homes, This Is Your Key To Securing A Footprint In A Highly Sought-after Neighborhood. Step Inside To A Sun-filled, Open-concept Living And Dining Area Highlighted By Warm Hardwood Flooring, Expansive Windows, And Recessed Pot Lighting That Creates A Bright And Welcoming Atmosphere. The Heart Of The Home Is A Stunning, Fully Updated Kitchen Complete With A Center Island, Abundant Pot Lights, And Premium Stainless Steel Appliances. The Main Floor Features Three Generous Bedrooms With Hardwood Floors, Including A Primary Suite With Custom Mirrored Closets. The Main Bathroom Is A True Retreat, Thoughtfully Upgraded With A Custom Vanity, Built-in Cabinetry, Dual Illuminated Led Mirrors, And A Dedicated Makeup Vanity Station. The Massive Basement Featuring A Separate Entrance, A Cozy Living Area, And A Private Bedroom With Large Above-Grade Windows That Bring In Ample Natural Light. Currently Tenanted At \$1,200/month Providing Immediate, Reliable Rental Cash Flow From Day One. Enjoy Living Within Walking Distance To Public Transit And Just Minutes To The University Of Toronto Scarborough Campus (Uts) And Centennial College. Perfect For Families And Commuters With Easy Access To The Pan Am Sports Centre, Highway 401, Top-rated Schools, Scenic Parks, Hospitals, Shopping Plazas, Dining, And Every Essential Amenity. Customize This Gem To Create Your Dream Residence Among Luxury Homes! Some photos have been virtually staged and images digitally enhanced.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,420
POSTAL CODE	M1C 1M3
NEIGHBOURHOOD	Highland Creek

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Pot Lights
Kitchen	Main	—	Stainless Steel Appl, Centre Island, Pot Lights
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Window
Bedroom 3	Main	—	Hardwood Floor, Closet, Window
Kitchen	Basement	—	Ceramic Floor, Backsplash
Living Room	Basement	—	Hardwood Floor, Window
Bedroom 4	Basement	—	Hardwood Floor, Semi Ensuite, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ROUGE RIVER REALTY LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.