



FOR SALE

DETACHED

MLS# E13799742

90 Sylvan Avenue, Toronto, ON M1M 1K1

Scarborough Village, Toronto · M1M 1K1

C\$ 1,399,000

3	3	1,750	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 90 Sylvan Ave, a hidden gem in the heart of the family-friendly Guildwood community. Situated on an impressive lot measuring 60 x 353.75 ft, this home has been lovingly owned by the same family since August 1975 and is ready for a new family to make it their own. Currently offering three bedrooms, this home can easily be converted to a four-bedroom layout by simply adding a wall - perfect for a growing family. The main floor features two kitchens, two washrooms and a spacious family room overlooking a mature backyard, providing plenty of space for family gatherings and everyday living. The finished basement offers additional living space and includes a recreation room with a fireplace, a three-piece washroom, laundry room, cantina, and an oversized storage area. There are also steps leading to a private backyard entrance, adding both convenience and potential. A large double car garage provides parking for two vehicles along with ample storage space for outdoor maintenance equipment and seasonal items. The backyard is a peaceful retreat filled with mature flowers, natural beauty, and wonderful wildlife, creating a truly serene and private setting to enjoy throughout the seasons. a true private oasis where nature can be enjoyed. This home requires updates and presents a wonderful opportunity to add your personal touch, create lasting memories, and bring your vision to life in a truly special setting. Ideally situated near the highly regarded Elizabeth Simcoe Gifted Program and Sir Wilfrid Laurier Collegiate Institute, and just moments from Sylvan Park, Scenic Trails, Lake Ontario, and everyday amenities. A truly special property for a family to enjoy for years to come.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Hospital
- ✓ Place Of Worship
- ✓ Ravine
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

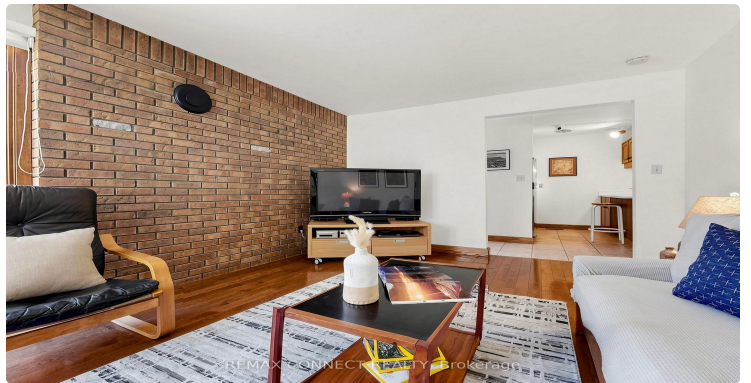
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$6,425
POSTAL CODE	M1M 1K1
NEIGHBOURHOOD	Scarborough Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	Hardwood Floor, Double Closet, Overlooks Garden
Kitchen	Main	—	Tile Floor, Stainless Steel Appl, W/O To Garden
Recreation	Basement	—	Broadloom, Fireplace, Window
Office	Main	—	Hardwood Floor, Double Closet, Window
Family Room	Main	—	Hardwood Floor, Window, Overlooks Garden
Laundry	Basement	—	Tile Floor
Bedroom 2	Main	—	Broadloom, Closet, Window
Living Room	Main	—	Hardwood Floor, Casement Windows, Overlooks Dining
Dining Room	Main	—	Hardwood Floor, Window, Overlooks Dining
Kitchen	Main	—	Tile Floor, Galley Kitchen, Overlooks Family
Bedroom	Main	—	Broadloom, Closet, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.