



CENTURY 21 INNOVATIVE REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# E13819744

# 101 Heale Avenue, Toronto, ON M1N 3X9

Birchcliffe-Cliffside, Toronto · M1N 3X9

## C\$ 839,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 900   | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this beautiful well maintained Detached Home featuring 3 + 1 bedrooms, situated in the highly desirable Birchcliffe Community. This home is located within walking distance to Scarborough GO Station, offering a very convenient commute to Union Station in approximately 15 minutes. It boasts an excellent location, proximate to TTC, shopping centers, the Bluff highways, French immersion schools, RH King High School, churches, mosques, and more. The home showcases a spacious and well-lit living room and an open-concept kitchen equipped with stainless steel appliances, a quartz countertop, and a modern backsplash. The finished basement includes a separate entrance, a large living area, one bedroom, a full bathroom, and a kitchen. Surrounded by numerous custom homes, the possibilities are endless. The spacious private driveway offers plenty of parking, and the large backyard with a expansive deck presents great potential for the future. This property is ideal for families or investors

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Place Of Worship
- ✓ Public Transit

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Separate Entrance, Finished |
| FACING         | East                        |
| AREA RANGE     | 700-1100 sqft               |
| PARKING        | 2 spaces                    |
| ANNUAL TAX     | \$3,980                     |
| POSTAL CODE    | M1N 3X9                     |
| NEIGHBOURHOOD  | Birchcliffe-Cliffside       |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                     |
|-----------------|-------|------------|------------------------------|
| Living Room     | Main  | —          | Hardwood Floor, Large Window |
| Dining Room     | Main  | —          | Hardwood Floor               |
| Kitchen         | Main  | —          | W/O To Deck                  |
| Primary Bedroom | Main  | —          | Closet                       |

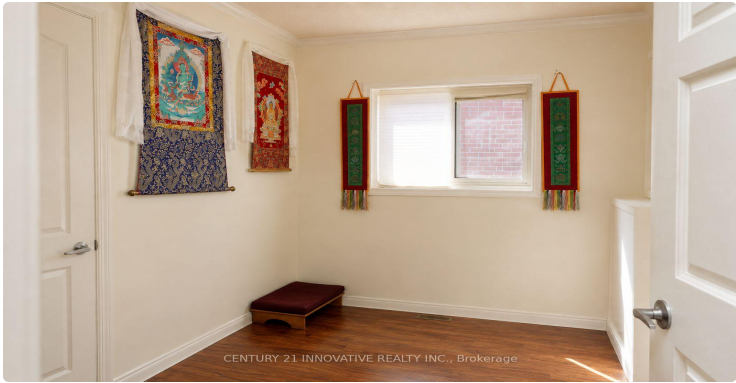
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| ROOM        | LEVEL    | DIMENSIONS | FEATURES               |
|-------------|----------|------------|------------------------|
| Bedroom 2   | Main     | —          | Crown Moulding, Closet |
| Bedroom 3   | Main     | —          | Crown Moulding, Closet |
| Living Room | Basement | —          | Window                 |
| Bedroom 4   | Basement | —          | Window, Closet         |
| Kitchen     | Basement | —          | —                      |

GALLERY





## LISTING AGENT

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**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.