



ROYAL LEPAGE SIGNATURE REALTY Brokerage

FOR SALE

DETACHED

MLS# E13833950

3 Presley Avenue, Toronto, ON M1L 3P4

Clairlea-Birchmount, Toronto · M1L 3P4

C\$ 1,299,999

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

ABOUT THIS PROPERTY

Rare Ravine Lot! Spacious 5+1 bedroom family home with 2 kitchens and 3 separate entrances in the highly sought after Clairlea community. Nestled on a quiet dead-end street, this well-maintained home sits on an exceptional 40 x 327 ft ravine lot, offering complete privacy with no neighbours behind. Boasting nearly 2,000 sq. ft. above grade, plus a fully finished lower-level in-law suite, this bright home offers outstanding space for large or multi-generational families. The stunning new eat-in kitchen (2026) features modern white cabinetry, quartz countertops, and new appliances. The spacious ground-level family room offers a sliding glass walkout to the private backyard, complete with a stone patio, gas BBQ line & 3 levels of backyard with vegetable patch, perennial garden, new backyard fence on East side! The upper levels offer 5 generous bedrooms, while the finished basement level includes a second kitchen, large living area, and a 6th bedroom, cold cellar, and expansive storage crawl space making it ideal for extended family, guests, or future income potential. The attached garage includes convenient loft storage with staircase access. Extensive updates provide exceptional peace of mind, including a new gas furnace (2026), owned hot water tank (2026), A/C (2019),roof and chimney (2025), driveway and stone walkway (2024), fence and garage door (2024), plus updated plumbing, electrical, waterproofing, newer windows, and more. Ideally located within walking distance to schools, parks, trails, a community centre with pool, TTC transit, and the subway. A truly rare offering that combines a spectacular ravine lot, exceptional living space,and an unbeatable location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Public Transit
- ✓ Ravine
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,218
POSTAL CODE	M1L 3P4
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Dining Room	Main	—	Hardwood Floor
Primary Bedroom	Upper	—	Hardwood Floor
Breakfast	Main	—	Tile Floor, Open Concept
Kitchen	Basement	—	—
Family Room	Lower	—	Parquet
Bedroom	Lower	—	Parquet
Bedroom	Lower	—	Hardwood Floor
Bedroom	Upper	—	Hardwood Floor
Bedroom	Basement	—	Closet
Living Room	Main	—	Hardwood Floor
Kitchen	Main	—	Quartz Counter, Tile Floor
Recreation	Basement	—	—
Laundry	Basement	—	3 Pc Bath
Bedroom	Upper	—	Hardwood Floor
Bathroom	Lower	—	3 Pc Bath, Tile Floor
Bathroom	Upper	—	4 Pc Bath
Foyer	Main	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.