



FOR SALE

DETACHED

MLS# E13835680

78 South Edgely Avenue, Toronto, ON M1N 3L1

Birchcliffe-Cliffside, Toronto · M1N 3L1

C\$ 950,000

5	3	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 78 South Edgely Avenue in Scarborough! This spacious two-storey home offers 3+2 bedrooms and a functional layout, making it an excellent choice for families, investors, or buyers looking for additional living space and income potential. The main and upper levels feature three well-sized bedrooms, comfortable living areas, and plenty of natural light. The finished basement offers a separate 2-bedroom apartment with its own private entrance, ideal for extended family, an in-law suite, or potential rental income. The basement may offer approximately \$1,800-\$2,000 per month in rental income, subject to market conditions and buyer verification. The home is equipped with a 200-amp electrical panel and also offers an outdoor EV charger option, providing added convenience for electric vehicle owners and future-ready functionality. Conveniently located in an established Scarborough neighbourhood close to schools, parks, shopping, public transit, and everyday amenities, this property offers a great combination of comfort, flexibility, and investment potential. A wonderful opportunity to own a versatile home in a convenient Toronto location!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

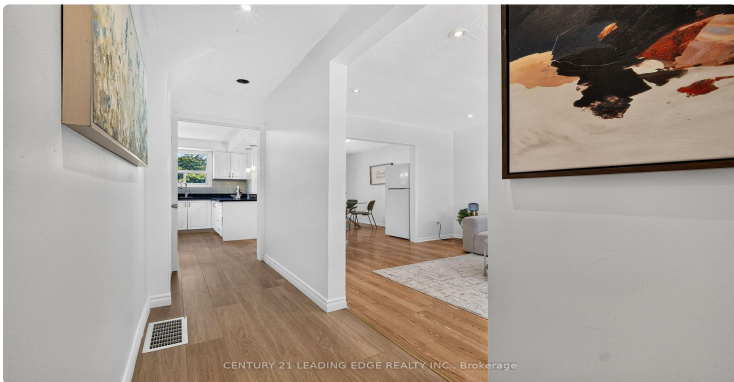
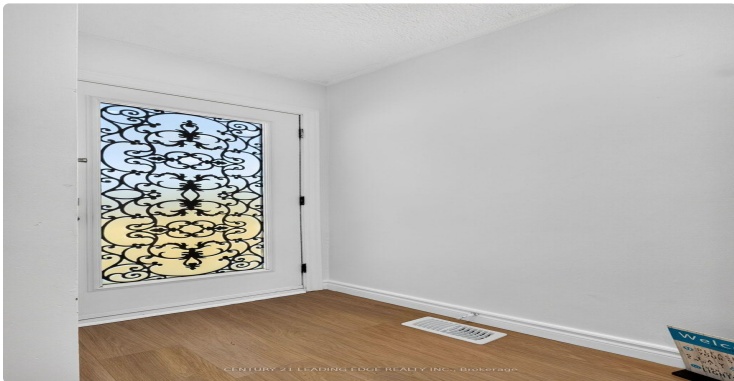
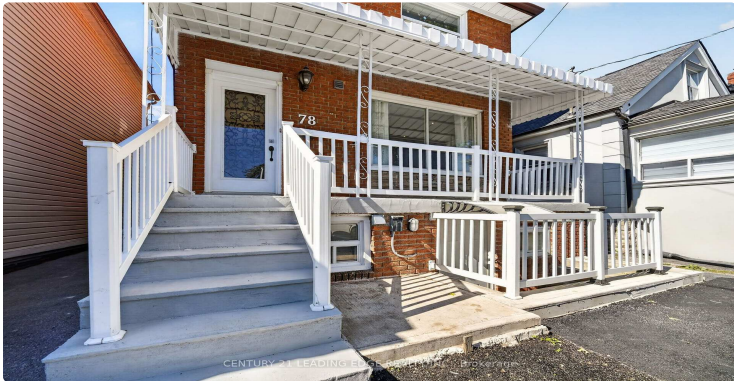
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,929
POSTAL CODE	M1N 3L1
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Large Window
Dining Room	Main	—	Laminate, Walk-Out
Kitchen	Main	—	Vinyl Floor, Granite Counters, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Laminate, Closet, Window
Bedroom 2	Second	—	Laminate, Closet, Window
Bedroom 3	Second	—	Laminate, Closet, Window
Living Room	Basement	—	Laminate, Window
Kitchen	Basement	—	Ceramic Floor, Window
Bedroom 4	Basement	—	Laminate
Bedroom 5	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

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.