



FOR SALE

DETACHED

MLS# E13843350

39 Red Deer Avenue, Toronto, ON M1N 2Z1

Birchcliffe-Cliffside, Toronto · M1N 2Z1

C\$ 1,789,000

5	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled on one of the neighbourhood's most sought-after streets, 39 Red Deer Avenue is a bespoke residence offering nearly 3,000 sq. ft. of thoughtfully designed living space in a vibrant, close-knit community. Just moments from the Scarborough Bluffs, this exceptional home seamlessly blends refined modern luxury with warmth, comfort, and everyday connection. The main floor welcomes you with heated Hermosa stone flooring, dramatic natural stone accents, and a designer powder room. At the heart of the home, the chef's kitchen showcases a spectacular 14-ft quartz double-waterfall island, custom cabinetry, and a professional Wolf, Sub-Zero & Bosch appliance suite. The inviting family room features a 72-inch gas fireplace and smart blinds, creating an ideal setting for both relaxed evenings and entertaining. Upstairs, 4 spacious bedrooms offer fitted custom cabinetry and lighting in every closet. The primary retreat is a private sanctuary with a skylight, expansive walk-in closet, and spa-inspired ensuite complete with heated floors, soaker tub, walk-in shower, and touch-screen mirrors. The finished lower level features hydronic heated floors throughout, a fifth bedroom/office, and dedicated laundry room. Premium infrastructure includes Navien on-demand hot water, Air Exchanger, 200-amp electrical service, dual sump pumps, a backwater valve, and full exterior waterproofing. Outside, discover a true entertainer's paradise with premium masonry, outdoor kitchen, Napoleon BBQ and refrigerator, gas fire pit, cedar millwork fencing, copper downspouts, and professional landscape lighting that beautifully illuminates the property. A private driveway accommodates two vehicles, while advanced technology includes Level 2 EV charging, a Ubiquiti security system, Hunter irrigation system & exterior backwater valve. Every detail has been curated for a life of ease, beauty, and connection. A truly exceptional home designed to hold a lifetime of memories, love, and laughter.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Electric Car Charger
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School Bus Route

PROPERTY DETAILS

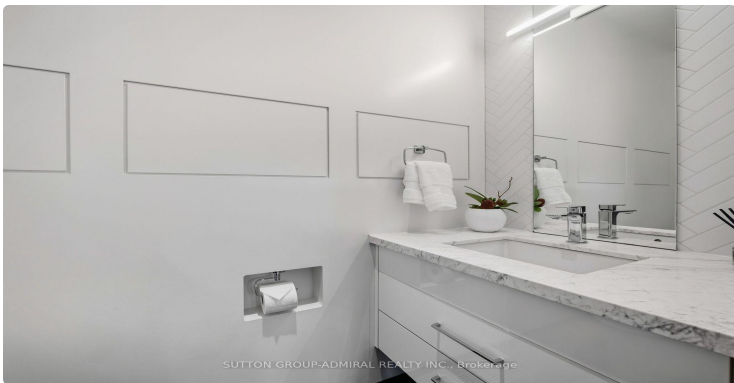
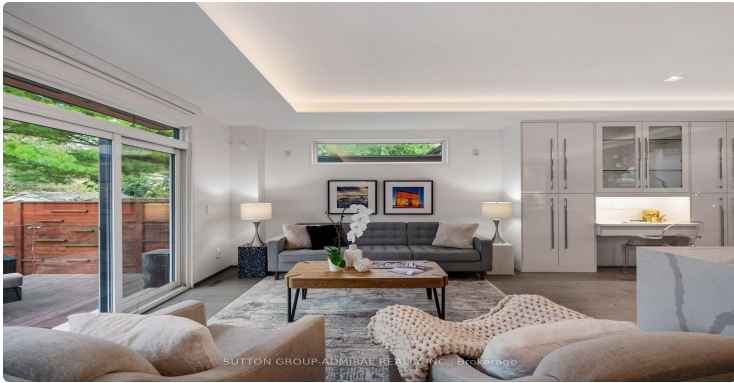
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,933
POSTAL CODE	M1N 2Z1
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Second	—	Tile Floor, Soaking Tub, Double Sink
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Window
Bathroom	Second	—	Heated Floor, 4 Pc Bath, Quartz Counter
Foyer	Main	—	Heated Floor, Stone Floor, Double Closet
Dining Room	Main	—	Hardwood Floor, Open Concept, Recessed Lighting
Family Room	Main	—	Hardwood Floor, W/O To Deck, Fireplace
Recreation	Second	—	Hardwood Floor, Heated Floor, Above Grade Window
Powder Room	Main	—	Heated Floor, 2 Pc Bath, Pot Lights
Living Room	Main	—	Hardwood Floor, Recessed Lighting, Picture Window
Bathroom	Lower	—	Tile Floor, Heated Floor, 3 Pc Bath
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Window
Kitchen	Main	—	Hardwood Floor, Centre Island, Breakfast Bar
Bedroom 5	Lower	—	Hardwood Floor, Heated Floor, Window
Bedroom 2	Second	—	Hardwood Floor, Overlooks Frontyard, Double Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ADMIRAL 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.