



FOR SALE

SEMI-DETACHED

MLS# E13861316

39 Kilmarnock Avenue, Toronto, ON M1K 1Y5

Clairlea-Birchmount, Toronto · M1K 1Y5

C\$ 799,000

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this rarely offered 3-bedroom detached home situated on an oversized lot with the rare convenience of a detached 2-car garage. Offering a functional layout and outstanding flexibility, this home features two 3-piece bathrooms and a separate entrance, making it ideal for families, multi-generational living, or investors. A true highlight is the recently renovated basement (approximately 1 year old), thoughtfully updated with a modern kitchen, large breakfast bar, pot lights throughout, stylish LED staircase and ceiling lighting, newer flooring, and a separate entrance. Perfect as an in-law suite or an income-generating rental, this beautifully finished space adds exceptional versatility and value. Enjoy added peace of mind with major mechanical updates completed approximately 2 years ago, including the roof, furnace, central air conditioning, and an owned hot water tank, providing comfort and long-term reliability. Ideally located in a highly convenient neighbourhood, you're just steps to Danforth Avenue, Scarborough GO Station, TTC, schools, shopping, restaurants, and everyday amenities. Families will appreciate being just moments from Dunlop Park, featuring a splash pad, playground, and expansive green space for outdoor recreation. Combining a spacious oversized lot, a rare detached 2-car garage, a beautifully renovated basement with income potential, and major recent upgrades, this exceptional property offers outstanding value in a prime location. A rare opportunity not to be missed!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

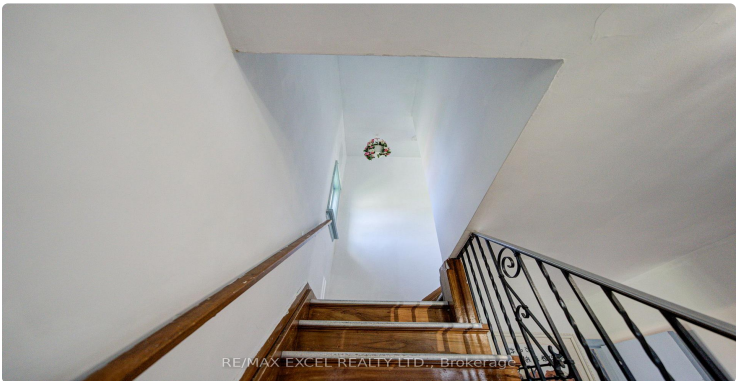
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,574
POSTAL CODE	M1K 1Y5
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.65 x 3.30	Hardwood Floor, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.50 x 3.00	Hardwood Floor, Window, West View
Kitchen	Second	2.95 x 2.60	Tile Floor, Window, Breakfast Area
Primary Bedroom	Second	4.05 x 3.10	Hardwood Floor, Closet, Window
Bedroom 2	Second	3.40 x 3.50	Hardwood Floor, Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Kitchen	Basement	3.00 x 1.70	Pot Lights, Breakfast Bar, Stainless Steel Appl
Recreation	Basement	6.41 x 1.70	Pot Lights, Window
Bedroom	Basement	—	Closet, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX EXCEL REALTY LTD.

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.