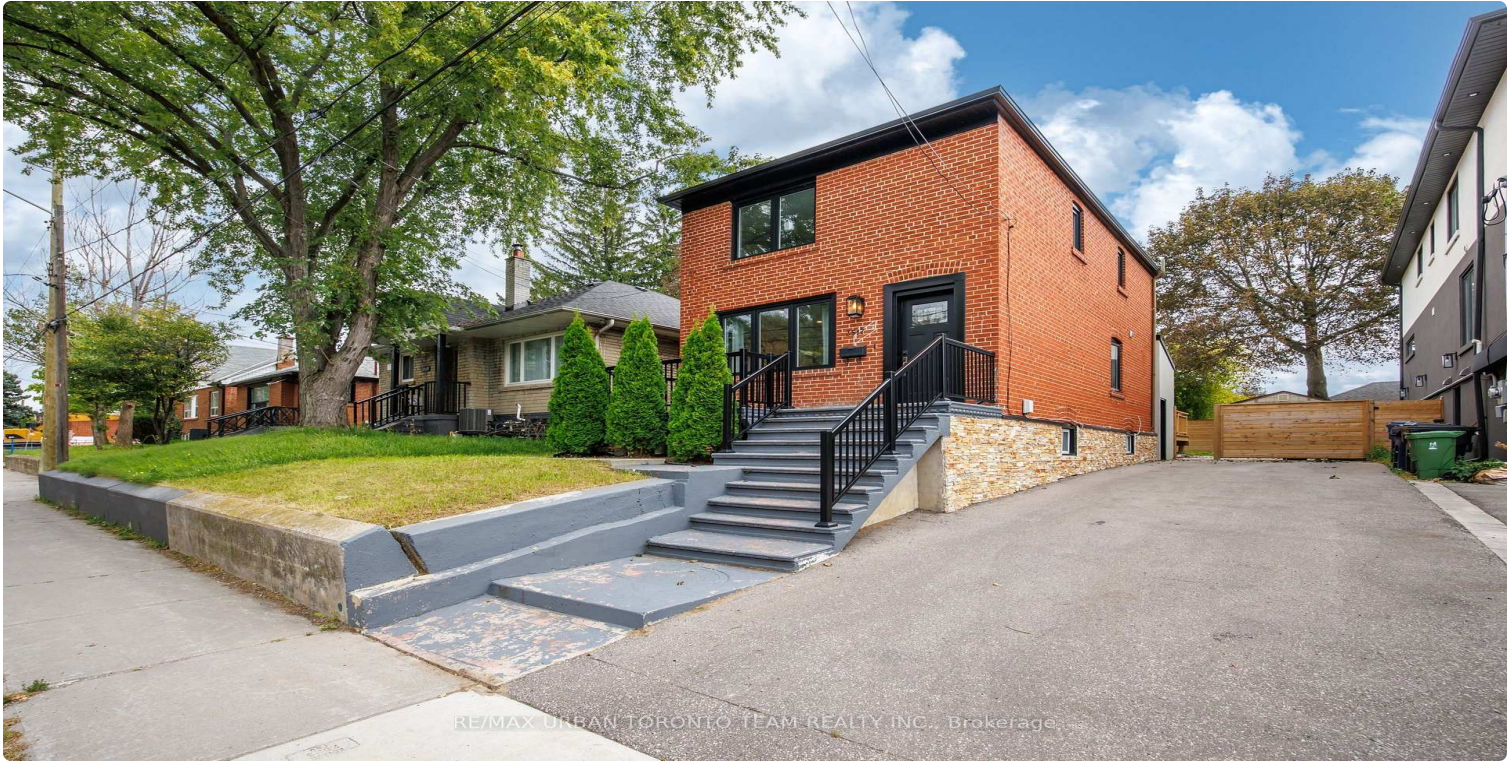




FOR SALE

DETACHED

MLS# E13885328

3517 St Clair Avenue E, Toronto, ON M1K 1L4

Clairlea-Birchmount, Toronto · M1K 1L4

C\$ 1,199,900

5	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 3517 St. Clair Ave. E Newly Renovated Detached Home In The Desirable Birchmount Park Neighbourhood, Offering A Spacious Main Home Plus A Completely Separate Basement Apartment With Its Own Entrance, Kitchen And Laundry - Ideal For Extended Family Or Additional Income Potential.The Main Floor Features A Large Living And Dining Area With Hardwood Flooring And Potlights Throughout. The Spacious Kitchen Offers Quartz Countertops, Double Sink, Stainless Steel Appliances, Ample Cabinetry And Large Pantry. A 2-Piece Powder Room And Separate Laundry Complete The Main Level. All First And Second Floor Windows Are Energy Star Rated.The Second Floor Offers 3 Spacious Bedrooms, Hardwood Flooring Throughout, A Full 4-Piece Bathroom, Linen Closet And Plenty Of Natural Light. The Primary Bedroom Features A Large Closet And South-Facing View. Two Bedrooms Feature Custom Millwork Closets.The Fully Renovated Basement Offers A Separate Entrance, Own Laundry, Brand New 4-Piece Bathroom, Laminate Flooring, Potlights And 5 Above-Grade Windows. Featuring 2 Bedrooms, Pantry Area And An Upgraded Kitchen With Stainless Steel Appliances, Quartz Countertops And Custom Backsplash.Enjoy A Large Backyard With New Deck, New Fencing And Garden Shed, Along With 4-Car Parking, Large Front Porch And Spacious Back Deck - Perfect For Entertaining And Outdoor Living.Located Close To Parks, Schools, Shopping, Restaurants And Everyday Amenities, With Access To TTC, St. Clair Ave E, Kingston Rd, Danforth Ave And Major Roadways.BUYER OPPORTUNITY! The Basement Apartment Offers Excellent Rental Potential. The 40 x 113 Ft Lot Also Offers Outstanding Future Opportunity: Potential To Be Severed Into Two Lots, With Potential For Multiple Units, Two-Family Homes And Garden Suites. A Rare Opportunity For Families, Investors, Builders And Buyers Seeking Income Potential And Long-Term Development Upside. Buyers To Verify All Development Potential, Severance And Permitted Uses WithThe City Of Toronto.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

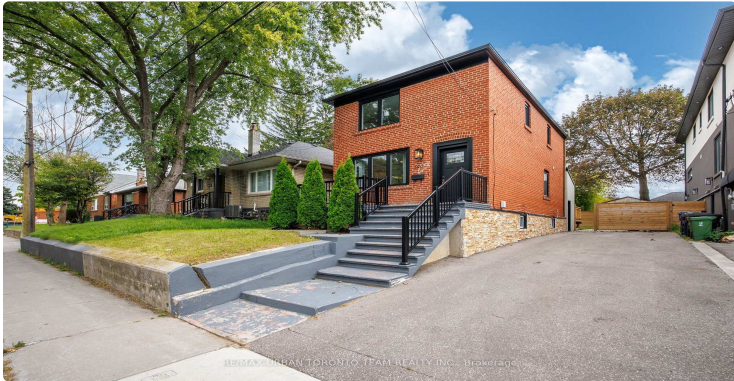
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,900
POSTAL CODE	M1K 1L4
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Closet, Above Grade Window, Laminate
Kitchen	Main	—	Stainless Steel Appl, Hardwood Floor, Double Sink
Living Room	Basement	—	Laminate, Pot Lights, Combined w/Dining
Kitchen	Basement	—	Custom Backsplash, Stainless Steel Appl, Double Sink
Living Room	Main	—	Combined w/Dining, Hardwood Floor, South View
Bedroom 2	Second	—	Hardwood Floor, B/I Closet, East View
Bedroom	Second	—	Hardwood Floor, B/I Closet, South View
Bedroom 3	Second	—	B/I Closet, Hardwood Floor, North View
Bedroom 4	Basement	—	Laminate, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX URBAN TORONTO TEAM REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.