



FOR SALE

SEMI-DETACHED

MLS# E13886226

12A Kenmore Avenue, Toronto, ON M1K 1B4

Clairlea-Birchmount, Toronto · M1K 1B4

C\$ 889,000

6	3	1,750	5	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this well-maintained, two-storey, all-brick semi-detached home in the sought-after, family-oriented Clairlea-Birchmount neighbourhood. Offering 4 spacious bedrooms, including a convenient main-floor bedroom, a rare mid-level family room, a spacious kitchen with updated appliances, and a separate dining area. The finished basement has a separate entrance and two additional bedrooms, living room, study/storage room, providing plenty of space for extended family or potential rental income. Recent updates include flooring and pot lights throughout all levels, including the bedrooms and basement. This home offers excellent opportunity for first-time buyers seeking potential rental income to help offset mortgage costs, or investors exploring income-generating possibilities. Conveniently located minutes from schools, shopping plazas, places of worship, and public transit with connections to downtown . Come explore the potential this home can offer!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AGE	31-50 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$3,990
POSTAL CODE	M1K 1B4
NEIGHBOURHOOD	Clairlea-Birchmount

ROOM BREAKDOWN

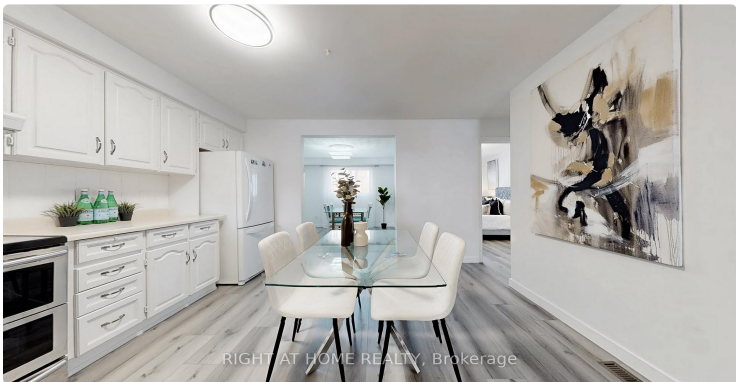
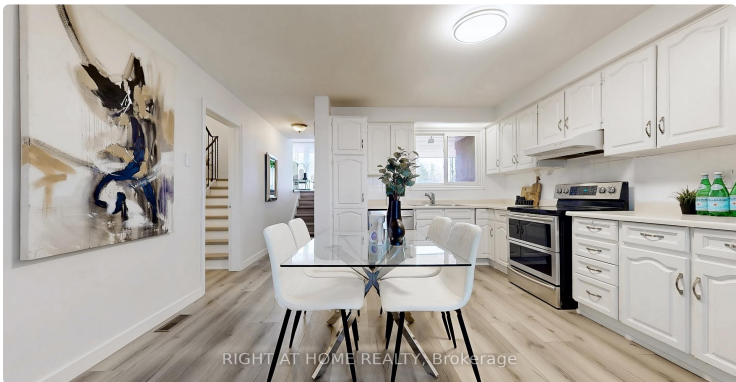
ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Vinyl Floor, Balcony
Kitchen	Main	—	Vinyl Floor
Dining Room	Main	—	Vinyl Floor

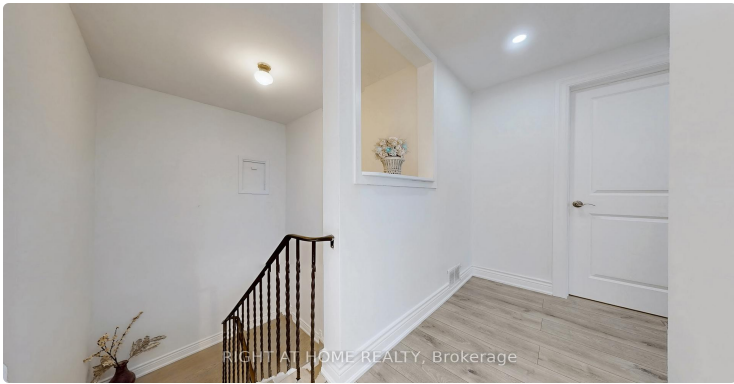
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RIGHT AT HOME REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	—
Primary Bedroom	Second	—	Closet
Bedroom	Second	—	—
Bedroom	Second	—	—
Kitchen	Basement	—	—
Living Room	Basement	—	—
Bedroom	Basement	—	—
Bedroom	Basement	—	—
Study	Basement	—	—
Bathroom	Main	—	3 Pc Bath
Bathroom	Second	—	3 Pc Bath
Bathroom	Basement	—	3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.