



FOR SALE

DETACHED

MLS# E14007726

# 11 Hutton Avenue, Toronto, ON M4C 3L2

East York, Toronto · M4C 3L2

C\$ 999,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Excellent opportunity on a quiet side street in desirable East York! This solid brick raised bungalow offers great curb appeal and endless potential for homeowners, investors, builders, and renovators. Renovated with beautiful wood flooring and a brand-new ductless split heating & cooling system installed in Summer 2026. Featuring great bones, a high and dry basement with a separate side entrance, ready for added flexibility or income potential. Private driveway with a detached single-car garage. Superb potential for further renovation or a second-storey addition. Located in an area experiencing exciting intensification, close to Coxwell Ravine Park, schools, transit, shopping, and convenient DVP access. A fantastic opportunity to move in, invest, renovate, or expand in a sought-after East York neighbourhood!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

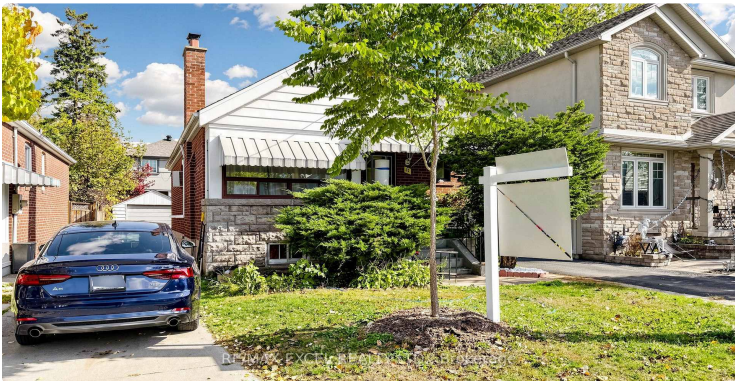
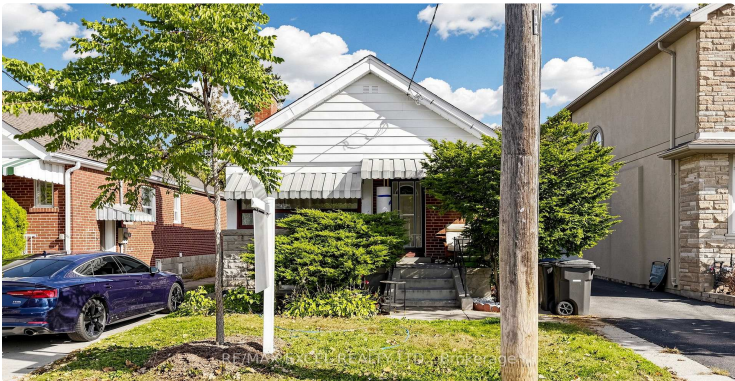
|                |                                        |
|----------------|----------------------------------------|
| PROPERTY TYPE  | Detached                               |
| LISTING STATUS | For Sale                               |
| STYLE          | Bungalow                               |
| PROPERTY TYPE  | Detached                               |
| BASEMENT       | Apartment, Separate Entrance, Finished |
| FACING         | North                                  |
| AREA RANGE     | 1100-1500 sqft                         |
| PARKING        | 4 spaces                               |
| ANNUAL TAX     | \$5,135                                |
| POSTAL CODE    | M4C 3L2                                |
| NEIGHBOURHOOD  | East York                              |

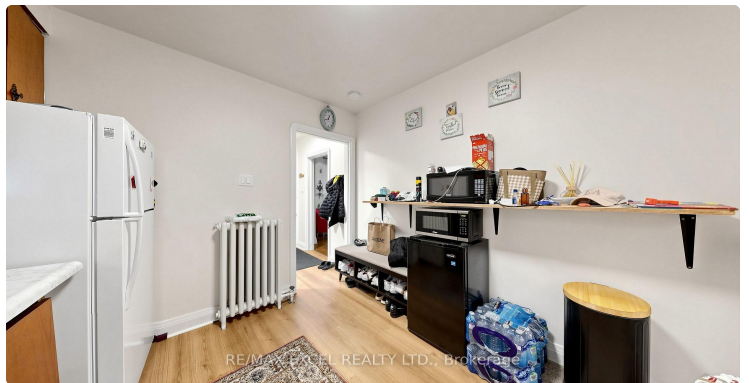
## ROOM BREAKDOWN

| ROOM                                  | LEVEL | DIMENSIONS | FEATURES                     |
|---------------------------------------|-------|------------|------------------------------|
| Living Room                           | Main  | —          | Combined w/Dining, Fireplace |
| Dining Room                           | Main  | —          | Combined w/Living            |
| Kitchen                               | Main  | —          | Eat-in Kitchen               |
| Primary Bedroom                       | Main  | —          | Closet                       |
| 11 Hutton Avenue, Toronto, ON M4C 3L2 |       |            | RE/MAX EXCEL REALTY LTD.     |

| ROOM     | LEVEL | DIMENSIONS | FEATURES  |
|----------|-------|------------|-----------|
| Bedroom  | Main  | —          | Closet    |
| Bathroom | Main  | —          | 4 Pc Bath |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.