



FOR SALE

DETACHED

MLS# E14079740

22 Haddon Avenue, Toronto, ON M1N 2K8

Birchcliffe-Cliffside, Toronto · M1N 2K8

C\$ 699,000

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

ABOUT THIS PROPERTY

Attention Renovators, Builders, Investors & First-Time Buyers! An incredible opportunity in sought-after Birchcliffe! Set on an impressive 38 x 120 ft lot, this detached home offers exceptional potential for renovation, redevelopment, or to build your dream home. Featuring an extra-large living room, a main-floor primary bedroom, and a huge backyard ready to be transformed into your own private oasis, the possibilities are endless. Enjoy summer entertaining on the large deck, complete with a gas BBQ hookup and overlooking the spacious backyard. The partially finished basement features a separate side entrance, roughed-in kitchen, full 4-pc bathroom, and additional bedroom, offering exciting potential to create a second-income apartment, an extended-family living space, or a nanny suite down the road. Offered for sale in as-is condition, this property presents huge potential for those looking to renovate, rebuild, or invest in a neighbourhood on the rise. Ideally located close to shopping, TTC, great schools, parks, and everyday amenities, all within a welcoming, family-friendly community. An exceptional opportunity to unlock the potential of this property - don't miss it!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,589
POSTAL CODE	M1N 2K8
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Laminate
Dining Room	Main	—	Large Window, Laminate, Combined w/Kitchen
Kitchen	Main	—	Picture Window, B/I Appliances

15 Haddon Avenue, Toronto, ON M1N 2K8

REAL ESTATE HOMEWARD

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Large Closet, Laminate, Picture Window
Bedroom 2	Second	—	Laminate, Picture Window
Bedroom 3	Second	—	2 Pc Bath, Laminate, His and Hers Closets

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

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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.