



FOR SALE

DETACHED

MLS# E14095402

# 42 Anson Avenue, Toronto, ON M1M 1X3

Cliffcrest, Toronto · M1M 1X3

C\$ 815,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 900   | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 42 Anson Ave, a beautifully renovated corner-lot bungalow set on an impressive 55 x 99 ft property in one of Scarborough's highly sought-after neighbourhoods. The bright and inviting interior offers an open-concept layout enhanced by hand-scraped hardwood flooring, pot lights, elegant crown moulding and oversized windows that fill the home with natural light. The spacious family room features a classic wood-burning fireplace, creating a warm and comfortable gathering space. At the heart of the home, the stylish kitchen showcases quartz countertops, custom solid cabinetry, stainless steel appliances and a convenient matching breakfast bar. A walkout leads directly to the expansive deck and private backyard, where mature trees, full fencing and a well-maintained inground pool create a wonderful outdoor retreat. The finished lower level is bright and versatile, with full above-grade windows, two additional bedrooms, a full bathroom and a walkout to the backyard. This level offers excellent flexibility for extended family, guests or the potential for a self-contained in-law suite. Ideally situated close to Scarborough GO, TTC and Highway 401, with shopping, dining and everyday amenities just minutes away. The home is also located within highly regarded school districts. Offering a stylish renovation, spacious layout and exceptional outdoor space, this is a wonderful opportunity in a desirable Scarborough location.

### FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

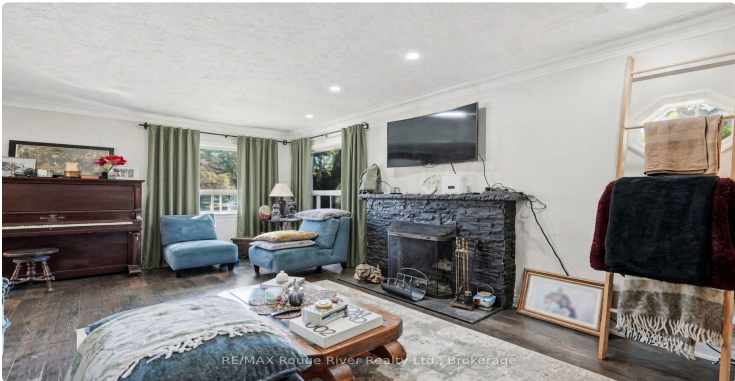
|                |                                           |
|----------------|-------------------------------------------|
| PROPERTY TYPE  | Detached                                  |
| LISTING STATUS | For Sale                                  |
| STYLE          | Bungalow                                  |
| PROPERTY TYPE  | Detached                                  |
| BASEMENT       | Finished with Walk-Out, Separate Entrance |
| FACING         | North                                     |
| AREA RANGE     | 700-1100 sqft                             |
| PARKING        | 3 spaces                                  |
| ANNUAL TAX     | \$4,155                                   |
| POSTAL CODE    | M1M 1X3                                   |
| NEIGHBOURHOOD  | Cliffcrest                                |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                              |
|-------------|-------|------------|---------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Fireplace, Pot Lights |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                          |
|-----------------|----------|------------|---------------------------------------------------|
| Kitchen         | Main     | —          | Quartz Counter, Stainless Steel Appl, W/O To Deck |
| Dining Room     | Main     | —          | Hardwood Floor, Combined w/Kitchen, Pot Lights    |
| Primary Bedroom | Main     | —          | Hardwood Floor, Closet, Large Window              |
| Bedroom 2       | Main     | —          | Hardwood Floor, Closet, Large Window              |
| Bedroom 3       | Basement | —          | Above Grade Window, Fireplace, Pot Lights         |
| Bedroom 4       | Basement | —          | Above Grade Window, W/O To Deck, Pot Lights       |

GALLERY





## LISTING AGENT

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