



FOR SALE

DETACHED

MLS# E14099122

22 Holland Avenue, Toronto, ON M4B 2C5

O'Connor-Parkview, Toronto · M4B 2C5

C\$ 949,000

4	3	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Room to grow, space for everyone, and beautifully renovated from top to bottom! Welcome to this fully detached Topham Park home, where natural light, thoughtful design and exceptional versatility come together. Floor-to-ceiling windows, a soaring two-storey living room with vaulted ceilings and a skylight create a bright, airy atmosphere from the moment you walk in. The open-concept main floor is made for everyday living and entertaining, featuring a stunning chef's kitchen and three beautifully renovated bathrooms. The main-floor bedroom and full 4-piece bathroom offer an ideal setup for extended family, guests or multi-generational living. At the back of the home, the inviting family room is perfect for movie nights and family time, with the potential to create a practical mudroom for added everyday convenience. Upstairs, enjoy comfortable family living, while the basement offers excellent flexibility, with good ceiling height and the potential to create an easy fourth bedroom, home office, playroom or teen retreat. Exceptional parking is a rare bonus, with a long private drive and a double-deep garage accommodating two cars in tandem, providing parking for up to an impressive 7 vehicles in total. Need extra space for your hobbies? The garage is also ideal for a workshop, home gym, artist's studio or additional storage. Set in family-friendly Topham Park, where established homes and exciting new builds reflect the neighbourhood's enduring appeal, this is a wonderful opportunity to put down roots in a welcoming community. Ideal for young couples starting out, growing families planning for the future or multi-generational households looking for flexibility. Completely upgraded, move-in ready and ready for your next chapter. Nothing to do but move in and enjoy! **OPEN HOUSE SAT OCT 24th AND SUN OCT 25th, 2:00-4:00PM**

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$5,248
POSTAL CODE	M4B 2C5
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY
22 Holland Avenue, Toronto, ON M4B 2C5				

Kitchen	Main	—	—
Living Room	Main	—	Window Floor to Ceiling, Pot Lights
Bedroom	Second	—	—
Dining Room	Main	—	Window Floor to Ceiling, Pot Lights
Bedroom 2	Second	—	—
Kitchen	Main	—	Window, Pot Lights
Bedroom 3	Second	—	—
Bedroom 3	Main	—	Window
Living Room	Main	—	—
Primary Bedroom	Second	—	Window, Closet
Dining Room	Main	—	—
Bedroom 2	Second	—	Window, Closet
Bathroom	Main	—	—
Family Room	Lower	—	W/O To Yard, Closet
Recreation	Basement	—	Vinyl Floor, Window, Pot Lights
Bedroom	Basement	—	Vinyl Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE SUSAN GUCCI 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.