



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE SEMI-DETACHED MLS# E14103166

81 Billings Avenue, Toronto, ON M4L 2S3

Greenwood-Coxwell, Toronto · M4L 2S3

C\$ 999,000

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

ABOUT THIS PROPERTY

A thoughtful refresh, a functional floor plan, and a quiet address just steps from Greenwood Park.81 Billings Avenue has recently undergone a considered transformation, with new flooring, baseboards, lighting, a beautifully updated bathroom, and a brand-new deck. The interiors feel fresh and inviting, with warm finishes, natural light, and a generous living area that makes everyday life feel effortless.The layout is practical without compromising on space. An eight-foot basement with a separate side entrance offers exciting potential for a future apartment, additional living space, or a place to work from home. A garage provides valuable storage or parking, while the unusually wide mutual driveway, shared with considerate neighbours, comfortably accommodates two vehicles.Outside, the new deck creates an easy extension of the living space, perfect for a quiet morning coffee or an evening with friends.The location is equally compelling. Tucked away on a remarkably quiet street, the home is just steps from the green space and recreation at Greenwood Park. Gerrard Street's independent restaurants and neighbourhood favourites are an easy walk away, as are the fitness studios along Queen and Eastern. Multiple transit routes keep the rest of the city within easy reach.A home that balances good design with the practicalities of family life, in a neighbourhood that makes it easy to feel at home.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,417
POSTAL CODE	M4L 2S3
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

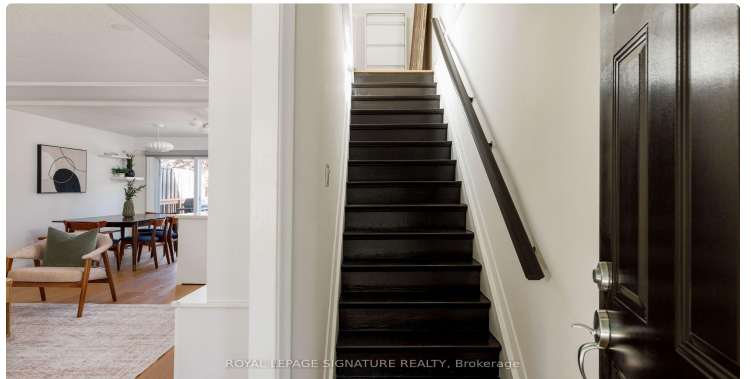
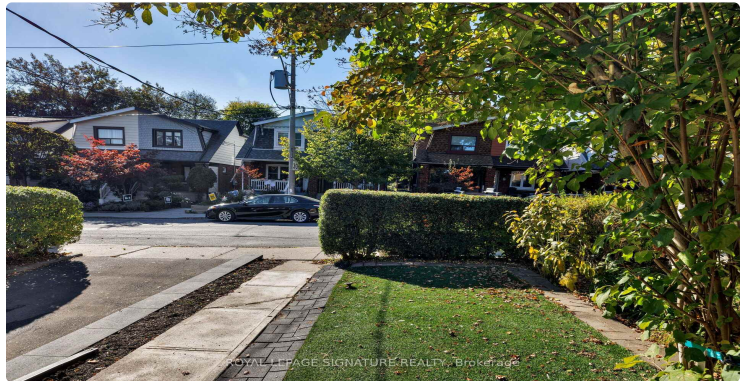
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Large Window, Open Concept
Dining Room	Ground	—	Hardwood Floor, W/O To Deck, Open Concept

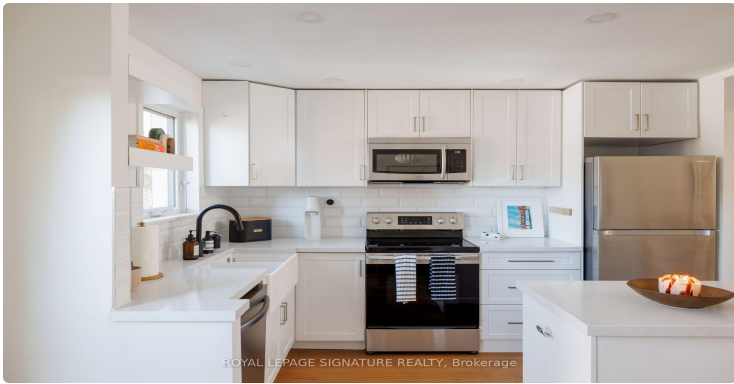
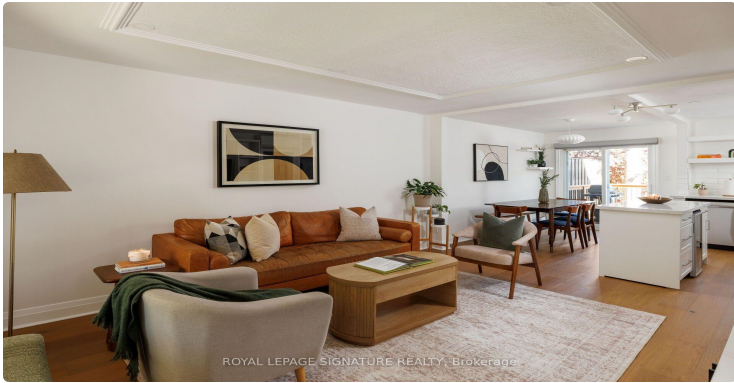
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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Tile Floor, Granite Counters, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, Large Window
Bedroom 2	Second	—	B/I Closet, Window
Bedroom 3	Second	—	Closet, Window
Recreation	Basement	—	Tile Floor, B/I Desk

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.