



FOR SALE

DETACHED

MLS# E14115178

89 Spruce Hill Road, Toronto, ON M4E 3G5

The Beaches, Toronto · M4E 3G5

C\$ 1,218,888

3	2	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fantastic Opportunity in Toronto's Highly Sought-After Beaches Neighbourhood! Discover the incredible potential of this charming detached 3-bedroom home in one of Toronto's most desirable communities! Featuring three generously sized bedrooms, spacious living and dining rooms on the main floor, a recreation room in the basement, a private backyard, and a detached garage, this property offers space, comfort, and endless possibilities. Move in and enjoy as is, or bring your creative vision to life with modern updates and personal touches. Perfect for families, renovators, or savvy investors looking for an opportunity in a prime location. Enjoy the vibrant Beaches lifestyle, with its beautiful waterfront, parks, shops, restaurants, and public transit within walking distance. A rare opportunity to own a detached home in this sought-after neighbourhood. Make it your own and unlock its full potential!New Roof 2023, Eavestrough, Downpipe and Leaf guard 2019.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,827
POSTAL CODE	M4E 3G5
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Open Concept, Carpet Free
Dining Room	Main	—	Large Window, Open Concept, Carpet Free
Kitchen	Main	—	Large Window, Breakfast Area
Primary Bedroom	Second	—	Large Window, Closet, Carpet Free

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ROYAL LEPAGE GOLDEN RIDGE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Large Window, Closet, Carpet Free
Bedroom 3	Second	—	Large Window, Closet, Carpet Free
Recreation	Basement	—	Large Closet, Open Concept, Carpet Free

LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE GOLDEN RIDGE REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.