



FOR SALE

SEMI-DETACHED

MLS# E14124546

106 Spruce Hill Road, Toronto, ON M4E 3G4

The Beaches, Toronto · M4E 3G4

C\$ 1,349,999

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

ABOUT THIS PROPERTY

BALMY BEACH MAGIC. COUNTRY FEELS. CITY ADDRESS. One of The Beach's most coveted streets, where kids learn to ride their bikes in the lane, neighbours become friends, and you can hear the school bell ringing from beloved Balmy Beach School. This is the kind of street people dream about! An epic front porch made for morning coffees or evening wine. A crazy deep lot backing onto the lane, surrounded by a majestic tree canopy & loved gardens - that rare feeling of living in the country while being steps from everything The Beach has to offer. Inside, soaring 10-ft ceilings, hardwood floors, an open-concept layout and a fabulous main-floor family room with a walkout to the sun deck make family life effortless. And the lower level? Options galore! A fully self-contained, one-bedroom, super bright suite with its own separate entrance (complete with French doors!), kitchen, three-piece bath and terrace. Perfect for extended family, guests, income potential or simply reclaiming the space for an incredible family hangout. Shared laundry adds flexibility, and two-car parking off the rear lane is epic. Steps to Balmy Beach School, a short stroll to Queen Street, the boardwalk, the lake and everything we love about Beach life. Big-porch energy. Small-town soul. One seriously special Beach address.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out, Apartment
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,921
POSTAL CODE	M4E 3G4
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

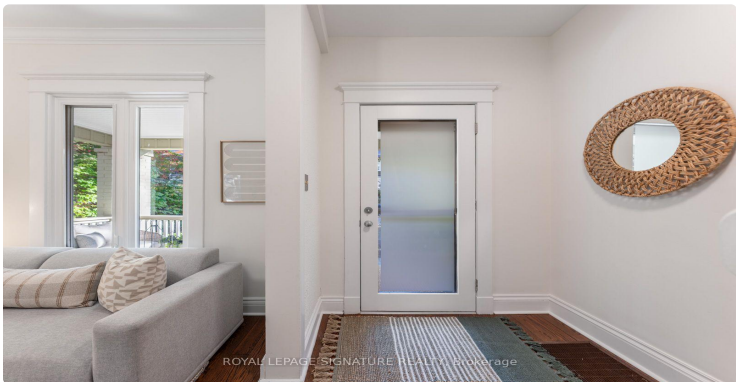
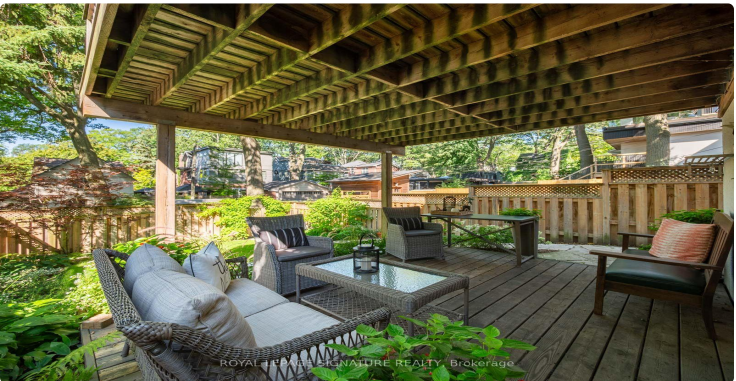
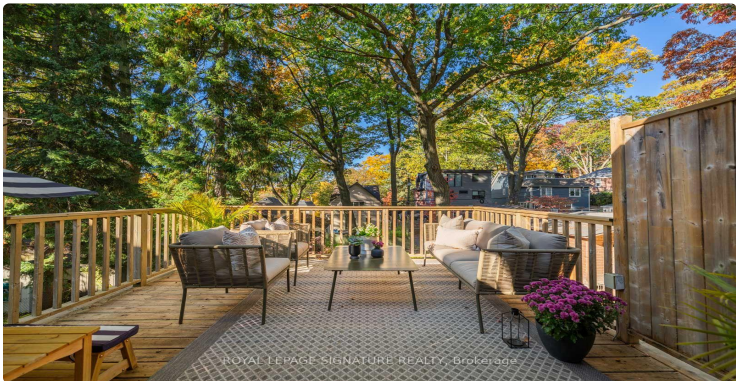
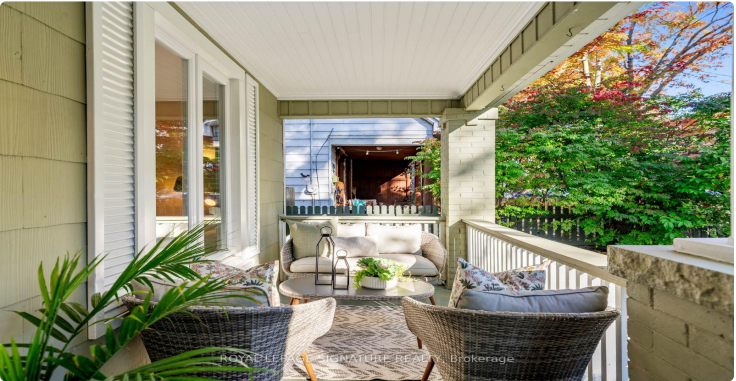
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor
Living Room	Main	—	Hardwood Floor

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ROYAL LEPAGE SIGNATURE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Overlooks Dining, Open Concept
Dining Room	Main	—	Hardwood Floor, Bay Window, Overlooks Living
Family Room	Main	—	W/O To Terrace, Open Concept, Overlooks Dining
Primary Bedroom	Second	—	Hardwood Floor, Closet
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Recreation	Lower	—	—
Bedroom 4	Lower	—	—
Kitchen	Lower	—	—
Laundry	Lower	—	—
Utility Room	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.