



FOR SALE

SEMI-DETACHED

MLS# E14126366

81 Billings Avenue, Toronto, ON M4L 2S3

Greenwood-Coxwell, Toronto · M4L 2S3

C\$ 1,199,977

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

ABOUT THIS PROPERTY

Some homes just make everyday living feel a little easier. At 81 Billings Avenue, a thoughtful refresh, a functional layout, and a wonderfully quiet street come together just steps from Greenwood Park. Inside, fresh flooring, new baseboards and lighting, a beautifully updated bathroom, and warm finishes give the home a welcoming feel. Natural light fills the generous living area, while the brand-new deck offers the perfect spot for morning coffee, summer dinners, or catching up with friends. There's plenty of practicality here, too. The eight-foot basement, complete with a separate side entrance, offers exciting potential for additional living space, a future apartment, or a dedicated work-from-home setup. A garage provides handy storage or parking, while the unusually wide mutual driveway comfortably accommodates two vehicles. And then there's the neighbourhood. Tucked away on a peaceful street, you're just moments from Greenwood Park's green space and recreation, with Gerrard Street's independent restaurants and local favourites an easy stroll away. Fitness studios along Queen and Eastern, plus multiple transit options, make getting around the city simple. Thoughtfully updated and full of possibility, 81 Billings Avenue is a home that makes it easy to settle in, spread out, and feel right 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

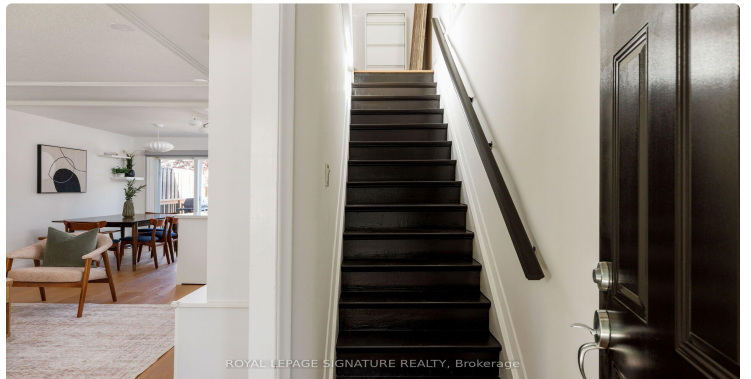
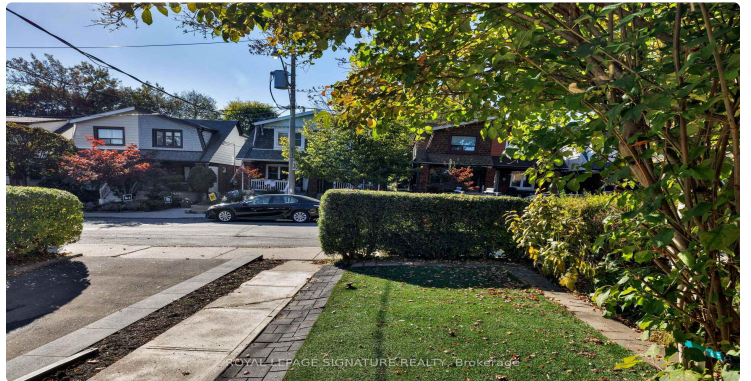
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Large Window, Open Concept
Dining Room	Ground	—	Hardwood Floor, W/O To Deck, Open Concept

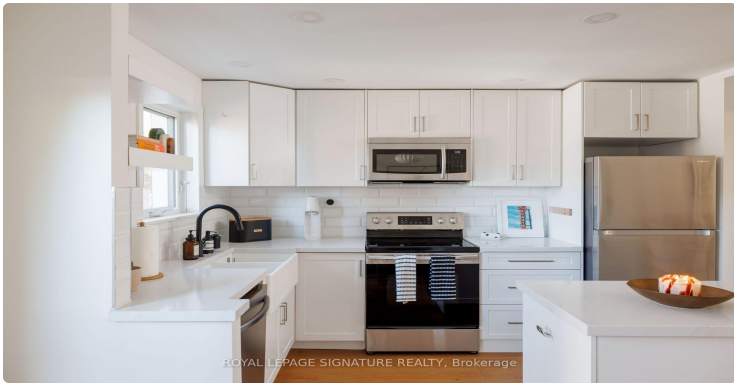
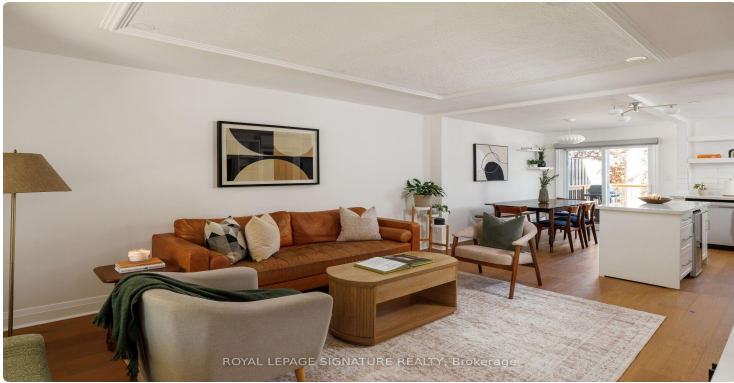
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ROYAL LEPAGE SIGNATURE REALTY

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 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.