



FOR SALE

DETACHED

MLS# E14128306

40 Bernadine Street, Toronto, ON M1P 4M2

Bendale, Toronto · M1P 4M2

C\$ 899,000

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

ABOUT THIS PROPERTY

In the heart of Scarborough City Centre, this sun-filled raised bungalow pairs everyday convenience with space, privacy and flexibility. A modern façade, expansive private drive and impressive 50ft, pool-sized lot set the stage for a home that feels welcoming from the moment you walk through the door. The bright main level features dramatic near-floor-to-ceiling windows in the elegant living room and an oversized dining room ready for family dinners or holiday gatherings. The eat-in kitchen walks out to the raised deck, making indoor-outdoor living refreshingly easy. Three spacious bedrooms include a primary with room for a king-sized bed, all served by a 4pc. bathroom. Downstairs is no afterthought. A private, above-grade separate entrance opens to a bright, versatile lower level with its own kitchen, full 4pc. bathroom, cozy family room with gas fireplace and sunlit fourth bedroom with room to sleep, work or play. Ideal for extended family, guests or the grown child whose departure date remains a mystery. A dedicated laundry room and cellar add practical storage, while the built-in garage offers direct basement access and space for the car, tools and weekend projects. The deep, private backyard is made for everything from dinners on the expansive deck to lazy hours in the hammock nook. A hardscaped patio and garden shed round out a yard equally suited to entertaining, gardening or doing absolutely nothing at all. Walk to Scarborough Town Centre for shopping, dining and daily essentials (plus a few wants). Birkdale Recreation Centre and the nearby ravine are about a five-minute walk away. Sought-after schools including St. Victor and St. Andrew's, multiple bus routes and Highway 401 just two minutes away make getting around easy. The planned Scarborough Centre subway station adds future rapid-transit appeal. Space to grow, room to gather and a backyard worth lingering in. This is Scarborough living with all the right connections.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ School
- ✓ Public Transit
- ✓ Rec./Commun.Centre

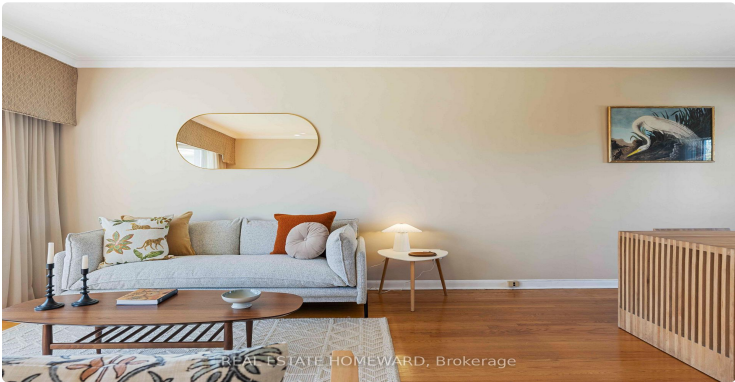
PROPERTY DETAILS

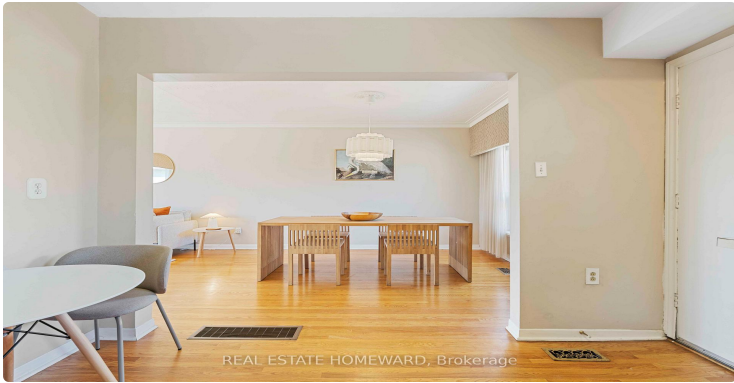
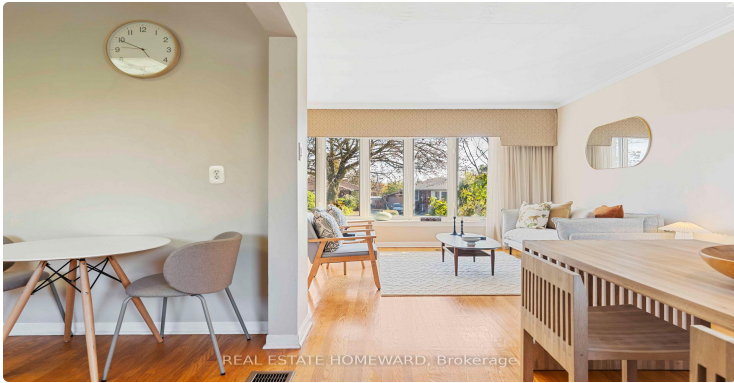
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,504
POSTAL CODE	M1P 4M2
NEIGHBOURHOOD	Bendale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	—
Living Room	Main	—	Hardwood Floor
Dining Room	Main	—	Hardwood Floor
Kitchen	Main	—	Hardwood Floor
Bedroom	Main	—	—
—	Main	—	—
Primary Bedroom	Main	—	—
Family Room	Lower	—	Gas Fireplace
Kitchen	Lower	—	—
Bedroom 4	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

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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.