



FOR SALE

DETACHED

MLS# E14129414

61 Minerva Avenue, Toronto, ON M1M 0C2

Cliffcrest, Toronto · M1M 0C2

C\$ 1,299,000

6	5	2,250	6	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 61 Minerva Avenue, a Monarch-built detached home constructed in 2010 to LEED H standards in Monarch's Evergreen community, offering 4+2 bedrooms, 5 bathrooms and over 3,000 sq. ft. of finished living space designed to keep utility bills lower. The bright main level features hardwood floors, living and dining rooms, a breakfast area, and a family-sized kitchen with granite countertops, upgraded cabinetry, stainless steel appliances and a double sink. Upstairs offers 4 bedrooms, 3 full bathrooms and laundry, including two ensuites and a primary retreat with walk-in closet, glass-door shower, and a connected second bedroom ideal as a nursery or office. The renovated basement adds 2 bedrooms, a full bathroom, a kitchenette, second living room and two storage rooms, with future potential to legalize as a secondary suite by adding a separate entrance. Outside, enjoy one of the neighbourhood's deepest lots, a large backyard, an upgraded garden shed and a double car garage with electric opener. Updates include a new furnace (2025), basement renovation (2018), newer appliances, & a full professional paint (2026). Located in sought-after Cliffcrest near RH King Academy, TTC, shopping, parks and Scarborough GO, with an approximate 20-minute ride to Union Station. This investor-ready home has been leased at \$4,750/month (\$57,000/Year) + all utilities to AAA tenants starting December 1, 2026, ideal for investors or move-up buyers planning to upgrade in a few years who want rental income while they wait.

FEATURES

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

PROPERTY DETAILS

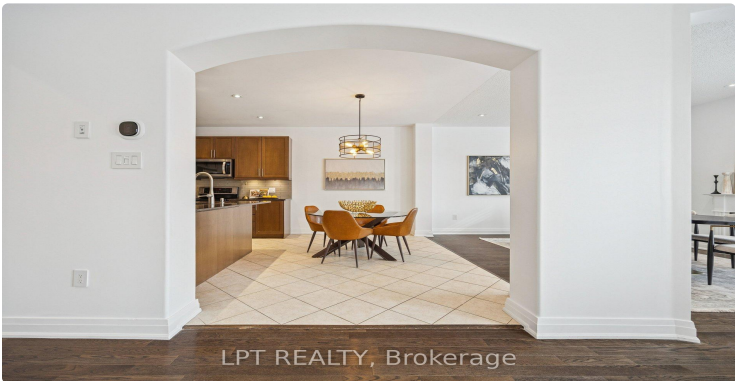
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AGE	6-15 years
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$6,432
POSTAL CODE	M1M 0C2
NEIGHBOURHOOD	Cliffcrest

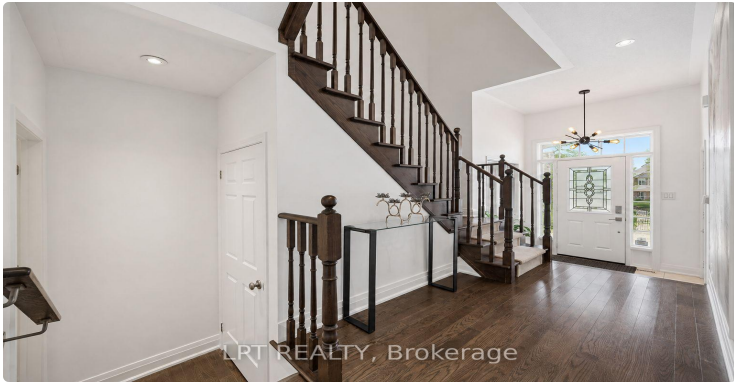
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
61 Minerva Avenue, Toronto, ON M1M 0C2			
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Living Room	Main	—	Combined w/Family, Hardwood Floor, Large Window
Dining Room	Main	—	Electric Fireplace, Hardwood Floor, W/O To Garden
Kitchen	Main	—	Granite Counters, Stainless Steel Appl, Double Sink
Breakfast	Main	—	Ceramic Floor, Combined w/Kitchen
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Large Window
Bedroom 2	Second	—	4 Pc Ensuite, B/I Closet, Large Window
Bedroom 3	Second	—	Large Window, Large Closet, Broadloom
Bedroom 4	Second	—	Combined w/Br, Broadloom, Large Window
Laundry	Main	—	Laundry Sink, Combined w/Laundry
Bedroom	Basement	—	3 Pc Ensuite, Closet, Laminate
Bedroom	Basement	—	Laminate, Closet, Window
Kitchen	Basement	—	Laminate, Stainless Steel Sink, Granite Counters
Family Room	Basement	—	Laminate, Closet, Window

GALLERY





LISTING AGENT

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LPT REALTY

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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.