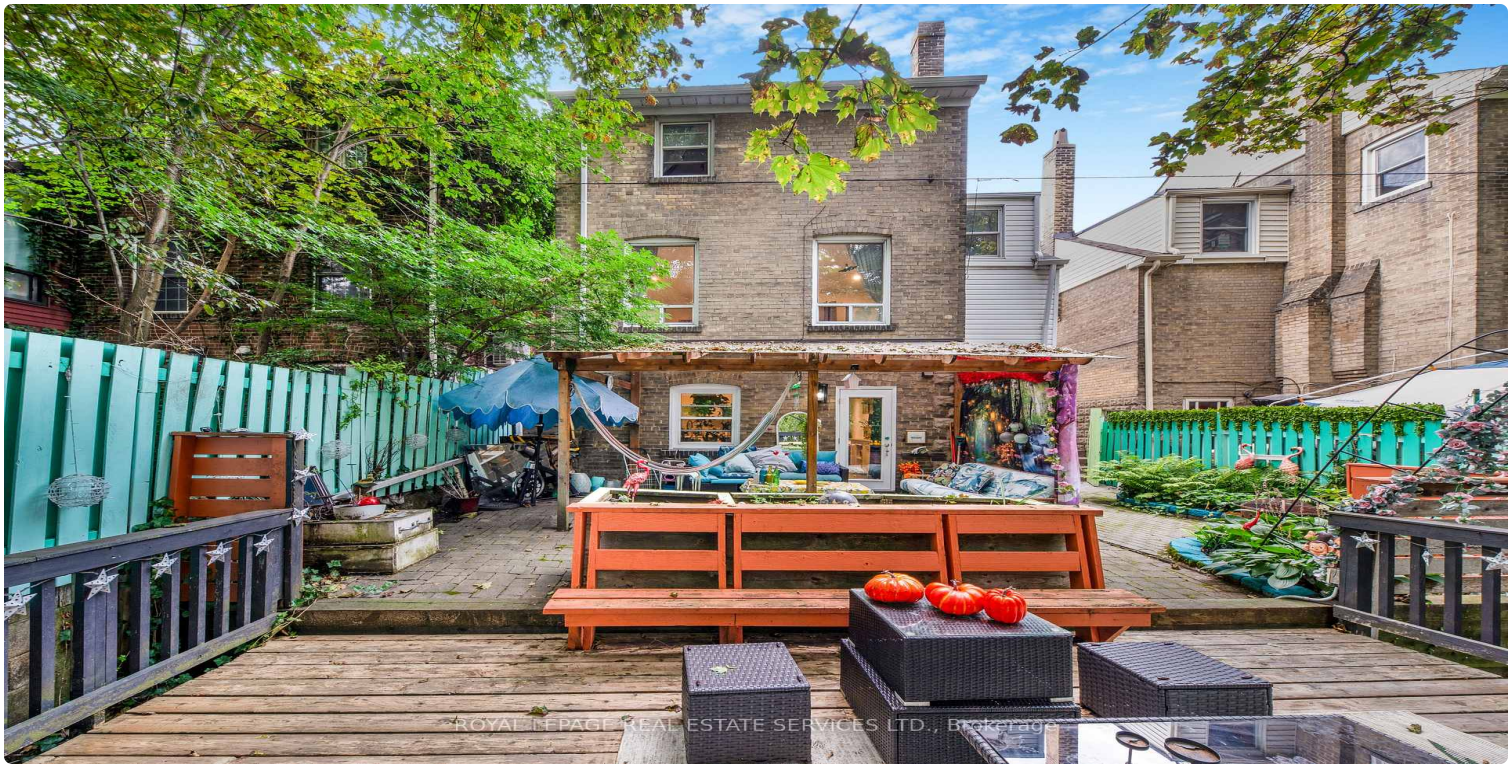


FOR SALE | DETACHED | MLS# E14149010

761 Kingston Road, Toronto, ON M4E 1R9

The Beaches, Toronto · M4E 1R9

C$ 1,111,000

5	2	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 761 Kingston Road in The Beaches! This is the cottage vibe with city living. This charming 3 plus 1 bed, 2 three-piece bathroom home offers approximately 1,500 sq. ft. of living space and an incredible combination of convenience, flexibility, and nature. Located just a 1-minute walk to the TTC, directly across from St. John Catholic School, and close to shops, markets, groceries, the YMCA, and other everyday amenities. The home features main-floor laundry, a recently finished basement with a tastefully renovated 1-bedroom apartment, two walkouts, and a dedicated laundry hookup for added convenience. Upstairs, the finished top floor offers flexible space with potential for a home office or additional room. Outside, enjoy a massive rear deck and private backyard backing onto beautiful forest views of the Glen Stewart Ravine, with direct access to the ravine trails and approximately a 15-minute walk to the beach. Parking is also a major bonus with 3 spaces - 1 garage and 2 driveway spaces. The property offers excellent potential for rental income, and the landlord can provide Airbnb performance numbers upon request for buyers interested in exploring the income potential.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Marina
- ✓ Park

PROPERTY DETAILS

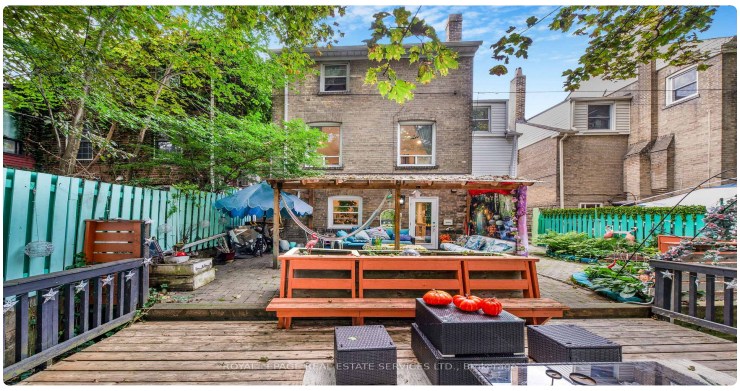
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	South
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	$4,000
POSTAL CODE	M4E 1R9
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Primary Bedroom	Second	—	—
Bedroom	Second	—	—
Office	Second	—	—
Bathroom	Second	—	—
Other	Second	—	—
Loft	Third	—	—

GALLERY

































LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.