

FOR SALE | DETACHED | MLS# E14151052

266 Birkdale Road, Toronto, ON M1P 3S4

Bendale, Toronto · M1P 3S4

C$ 829,000

3	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 266 Birkdale Road, a true utopia hidden in the heart of Scarborough. Tucked away on one of the most serene and peaceful subdivision lots you will encounter; this property offers a rare combination of city convenience and undisturbed tranquility. The moment you step onto the grounds, the rush of the city fades away into your own personal piece of paradise. Backing directly onto a quiet school yard with no rear neighbors staring back at you, this tranquil setting makes it easy to forget you are in the center of a bustling metropolis. The home itself features 3 bedrooms and 3 bathrooms across an exceptionally functional, light-filled floor plan. The upper-level acts as a private family sanctuary, hosting three spacious bedrooms and a primary 4-piece bathroom. On the main level, modern living takes center stage with a traditional open-concept design. This fluid layout seamlessly connects the large living room, formal dining area, and a bright kitchen-making it ideal for daily family life and lively entertaining alike. A convenient 2-piece powder room completes this level. The crown jewel of the main floor is the walk-out from the living room into an incredible sunroom porch. Overlooking the lush greenery of the backyard, this gorgeous sunroom provides an idyllic, utopic space to enjoy your morning coffee or unwind after a long day. Downstairs, the finished lower level provides a ton of opportunity and flexibility. Complete with a 3-piece bathroom and a large recreation family space, it can easily adapt to your lifestyle needs-whether you envision a home office, a kids' play zone, a home gym, or a media room. Beyond its peaceful borders, you are moments away from everything. Enjoy unrivaled urban connectivity with immediate access to the TTC, Highway 401, the upcoming subway extension, top-rated schools, parks, hospitals, local conservation areas, and the vibrant green spaces surrounding the Scarborough Town Centre. Experience the absolute best of both worlds!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ River/Stream
- ✓ Park
- ✓ School
- ✓ Greenbelt/Conservation

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	$4,177
POSTAL CODE	M1P 3S4
NEIGHBOURHOOD	Bendale

ROOM BREAKDOWN

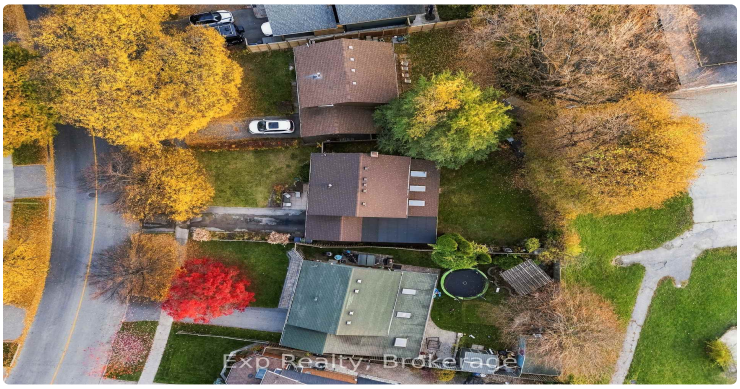
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Sunroom	Main	—	—
Bathroom	Main	—	2 Pc Bath
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bathroom	Second	—	4 Pc Bath
Recreation	Lower	—	Combined w/Family
Bathroom	Lower	—	3 Pc Bath
Utility Room	Lower	—	—

GALLERY


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LISTING AGENT

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.