

FOR SALE | DETACHED | MLS# E14153924

39 Rhydwen Avenue, Toronto, ON M1N 2E2

Birchcliffe-Cliffside, Toronto · M1N 2E2

C$ 799,000

4	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover the charm of Birchcliff, where tree-lined streets, local shops and a welcoming community create a wonderful place to call home. Nestled on a quiet street in one of Scarborough's most sought-after lakeside neighbourhoods, this beautifully updated 2+2-bedroom, 2-bath bungalow offers bright interiors, thoughtful finishes and exceptional versatility. Sun-filled living and dining spaces feature rich hardwood floors, sleek pot lights and oversized windows, creating an inviting setting for everyday living and entertaining. The open-concept updated kitchen, finished with elegant porcelain tile flooring, blends seamlessly into the main living area. Two generous bedrooms with large windows and closets, complemented by a tastefully updated bathroom, complete the main level. The fully finished lower level extends the living space with new vinyl flooring, two additional bedrooms, a second kitchen and a separate entrance, offering flexibility for extended family, guests or potential rental income. A walkout to the backyard welcomes natural light and provides convenient outdoor access. Step outside to a private, fully fenced backyard with a spacious deck, perfect for summer dinners, gardening and relaxed evenings at home. Private parking for three cars adds everyday convenience. Enjoy the neighbourhood's shops and amenities along Kingston Road, excellent schools, nearby parks and transit, all with easy access to downtown Toronto. A stylish, versatile home in a community you'll love coming home to.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance, Walk-Out
FACING	South
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	$3,740
POSTAL CODE	M1N 2E2
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

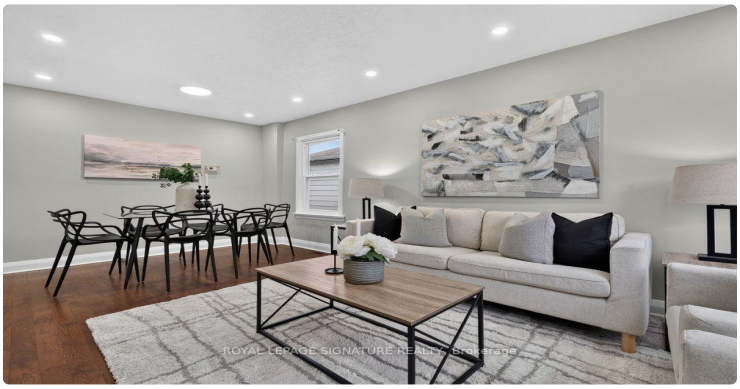
ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Combined w/Dining, Hardwood Floor, Large Window
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Pot Lights
Kitchen	Main	—	Porcelain Floor, Quartz Counter, Window
Primary Bedroom	Main	—	Large Window, Hardwood Floor, Pot Lights
Bedroom 2	Main	—	Large Window, Hardwood Floor, Pot Lights
Recreation	Basement	—	Vinyl Floor, Above Grade Window
Bedroom 3	Basement	—	Vinyl Floor, Above Grade Window, LED Lighting
Bedroom 4	Basement	—	Vinyl Floor, LED Lighting
Kitchen	Basement	—	W/O To Yard, Granite Counters, Vinyl Floor
Laundry	Basement	—	Laundry Sink, LED Lighting, Separate Room

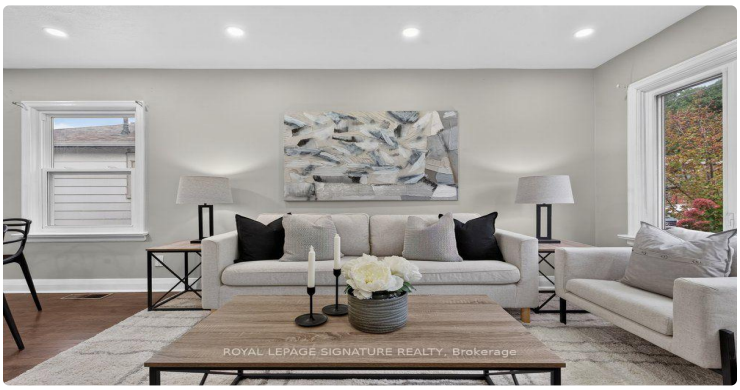
GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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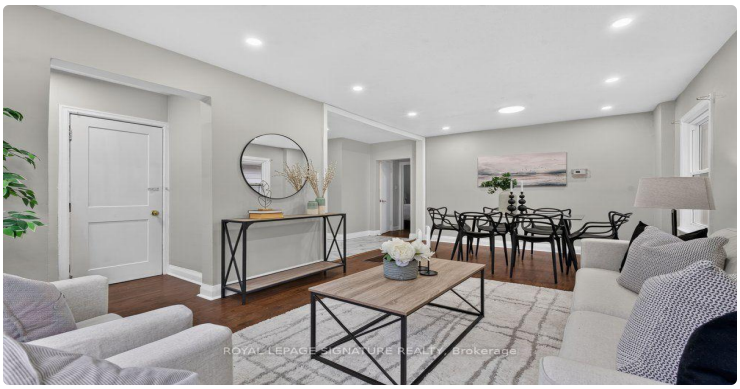

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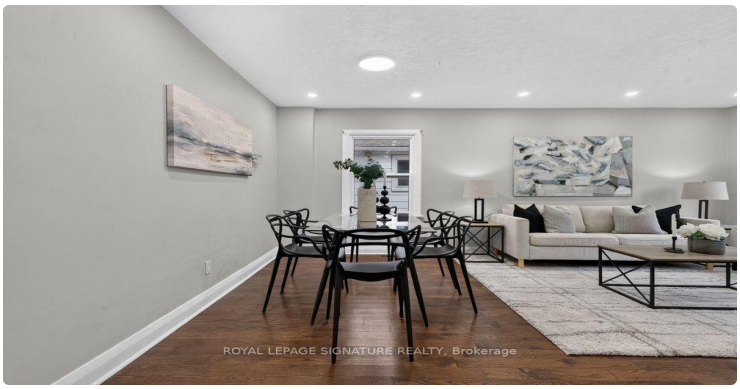

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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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