

FOR SALE | DETACHED | MLS# E14181588

# 89 Spruce Hill Road, Toronto, ON M4E 3G5

The Beaches, Toronto · M4E 3G5

## C$ 1,328,888

| 3 | 2 | 1,750 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Fantastic Opportunity in Toronto's Highly Sought-After Beaches Neighbourhood! Discover the incredible potential of this charming detached 3-bedroom home in one of Toronto's most desirable communities! Featuring three generously sized bedrooms, spacious living and dining rooms on the main floor, a recreation room in the basement, a private backyard, and a detached garage, this property offers space, comfort, and endless possibilities. Move in and enjoy as is, or bring your creative vision to life with modern updates and personal touches. Perfect for families, renovators, or savvy investors looking for an opportunity in a prime location. Enjoy the vibrant Beaches lifestyle, with its beautiful waterfront, parks, shops, restaurants, and public transit within walking distance. A rare opportunity to own a detached home in this sought-after neighbourhood. Make it your own and unlock its full potential! New Roof 2023, Eavestrough, Downpipe and Leaf guard 2019.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2-Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Full, Finished |
| FACING | West |
| AREA RANGE | 1500-2000 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $7,827 |
| POSTAL CODE | M4E 3G5 |
| NEIGHBOURHOOD | The Beaches |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Large Window, Open Concept, Carpet Free |
| Dining Room | Main | — | Large Window, Open Concept, Carpet Free |
| Kitchen | Main | — | Large Window, Breakfast Area |
| Primary Bedroom | Second | — | Large Window, Closet, Carpet Free |

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Bedroom 2 | Second | — | Large Window, Closet, Carpet Free |
| Bedroom 3 | Second | — | Large Window, Closet, Carpet Free |
| Recreation | Basement | — | Large Closet, Open Concept, Carpet Free |

# GALLERY


















ROYAL LEPAGE GOLDEN RIDGE REALTY, Brokerage


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## LISTING AGENT


### Pavel Shaganenko

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Prepared for you on November 23, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.