



FOR SALE

DETACHED

MLS# W13483026

69 Haliburton Avenue, Toronto, ON M9B 4Y6

Islington-City Centre West, Toronto · M9B 4Y6

C\$ 995,000

3	2	1,300	7	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location. Location. Location. Don't miss out on this rare opportunity for a great start in a highly sought-after neighborhood. This home is very well positioned within top-rated schools including Rosethorn Junior School, John G Althouse Middle School, Martingrove Collegiate, St.Gregory Catholic School, as well as Arts & French Schools. Nature lovers & sports enthusiasts will appreciate being steps away from Hampshire Heights, Echo Valley, Rosethorn Parks, and Islington Golf Club. Easy commuting with multiple bus stops just a short walk away, with quick access to Islington Station, the city, and airport. This classic, all-brick raised bungalow has been in the family since 1972. Situated on a generous lot, this home offers a fantastic opportunity for those looking to update, expand, or build their dream space. The main floor features original hardwood flooring throughout the living, dining, and three bedrooms, creating a warm and inviting atmosphere. The bright, carpet-free layout is complemented by large windows that fill the home with natural light. The lower level adds significant value with a separate entrance, providing excellent potential for an in-law suite or rental income. This level includes a spacious recreation room, a bright laundry area, a handy workshop or spare room, a traditional cantina, cedar closet, and features above-grade windows that keep the space feeling open and airy. Estimated 1628 SqFt total finished living space. Outside, you will find a private, partially fenced backyard with a patio, perfect for outdoor relaxation and entertaining. Property includes a 19.5'x12' detached garage plus up to 6 more tandem parking spaces on the 120 ft driveway. Whether you are looking for a solid foundation to shine up or a prime location to build anew, this property is ready for its next chapter. Home Inspection Report and Zoning Summary Sheet available. No sidewalk. Flexible possession.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Full, Partially Finished, Separate Entrance
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$5,870
POSTAL CODE	M9B 4Y6
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Overlooks Frontyard, Large Window
Dining Room	Main	—	Hardwood Floor, Overlooks Living, Walk Through
Kitchen	Main	—	Ceramic Floor, Ceramic Backsplash, Eat-in Kitchen
Foyer	Main	—	Hardwood Floor, Overlooks Living, Closet
Primary Bedroom	Main	—	Hardwood Floor, Window, Closet
Bedroom 2	Main	—	Hardwood Floor, Window, Closet
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Bathroom	Main	—	4 Pc Bath, Ceramic Floor, Window
Recreation	Lower	—	Ceramic Floor, Above Grade Window, Closet
Bathroom	Lower	—	2 Pc Bath, Ceramic Floor, Above Grade Window
Laundry	Lower	—	Ceramic Floor, Above Grade Window, B/I Shelves
Workshop	Lower	—	Vinyl Floor, B/I Shelves, Cedar Closet(s)
Furnace Room	Lower	—	Vinyl Floor, Above Grade Window, B/I Shelves
Cold Room/Cantina	Lower	—	Vinyl Floor, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.