



FOR SALE

DETACHED

MLS# W13638526

34 Belleglade Court, Toronto, ON M9M 2W4

Humbermede, Toronto · M9M 2W4

C\$ 1,100,000

4	2	900	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

ATTENTION Investors Or Anyone That Wants Help Paying Their Mortgage. Live In One Unit, Rent The Other & Help Pay Your Mortgage! Welcome to 34 Belleglade Court, a truly exceptional residence in North York. Currently Renting For Appx \$2900 Upstairs & Appx \$1800 For The Lower Unit. This Renovated Property Has 2 Separate Living Units. Upstairs Has 3 Large Bedrooms, Freshly Painted in 2025, New Hardwood Floors 2025, Two New Kitchens 2025, main kitchen has a stunning 9' Island, Renovated Bathrooms, Pot Lights, Large Windows. Lower Walkout Unit Has Been Fully Renovated in 2025, Features 1 Large Bedrooms, 1 Upgraded Washrooms, Kitchen With Open Concept To Living Area. Currently Being Rented (Tenants Willing To Stay Or Leave). Both Units Have Their Own Laundry Area. Roof Was Replaced In Appx 2021, Parking For 7 cars Cars, Both Units Have Access To Large Yard. located near top schools and amenities, this home also includes two separate laundry rooms, making it ideal for an in-law suite. This rare find wont last long schedule your showing today! Tenants are leaving end of September.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	7 spaces
ANNUAL TAX	\$3,994
POSTAL CODE	M9M 2W4
NEIGHBOURHOOD	Humbermede

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Large Window, Open Concept
Dining Room	Main	—	Hardwood Floor, Combined w/Kitchen, Large Window
Kitchen	Main	—	Hardwood Floor, Centre Island, Stainless Steel Appl

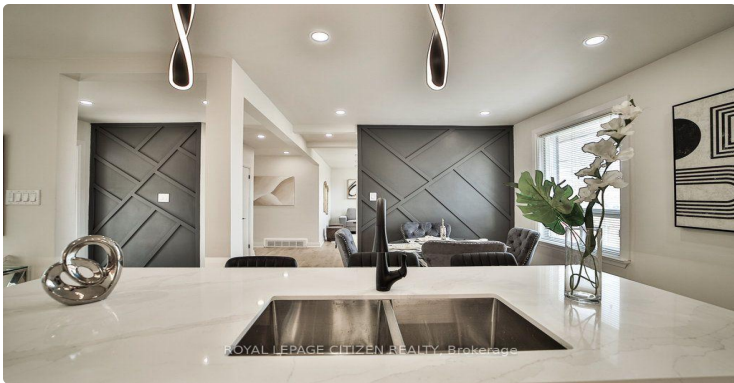
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ROYAL LEPAGE CITIZEN REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Hardwood Floor, Large Closet, Large Closet
Bedroom 2	Main	—	Hardwood Floor, Large Closet, Large Window
Bedroom 3	Main	—	Hardwood Floor, Large Closet, Large Window
Recreation	Lower	—	Finished, Vinyl Floor, Combined w/Kitchen
Bedroom 4	Lower	—	Double Closet, Vinyl Floor, Large Window
Kitchen	Lower	—	Vinyl Floor, Quartz Counter, Large Window
Breakfast	Lower	—	Vinyl Floor, Family Size Kitchen, Above Grade Window
Laundry	Lower	—	Vinyl Floor, Window
Laundry	Lower	—	Vinyl Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE CITIZEN REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.