



FOR SALE

SEMI-DETACHED

MLS# W13676100

24 Whitburn Crescent, Toronto, ON M3M 2S2

Downsview-Roding-CFB, Toronto · M3M 2S2

C\$ 899,900

3	3	1,300	10	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 24 Whitburn Crescent, ideally situated on a quiet, family-friendly crescent in a well-established North York neighbourhood. This versatile property offers an excellent opportunity for families, multi-generational living or potential investors. The second floor provides flexible living space and can be used as a separate apartment, with a door at the front of the home that closes off access to the upper level for added privacy. The third bedroom is equipped with existing kitchen hook-ups, providing the flexibility to be used as either a bedroom or kitchen, depending on your needs. A separate side entrance provides direct access to the basement, offering further potential for an additional self-contained living space or apartment. With its functional layout and multiple separate access points, this property offers excellent potential to be converted into a 3-unit dwelling, subject to all applicable municipal approvals, zoning and permits. Double Detached Garage! Large Driveway with multiple parking spots! Conveniently located close to schools, parks, shopping, public transit and everyday amenities, with easy access to major routes throughout Toronto and the GTA. An exciting opportunity if you are looking for a property with tremendous versatility and income potential in North York!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

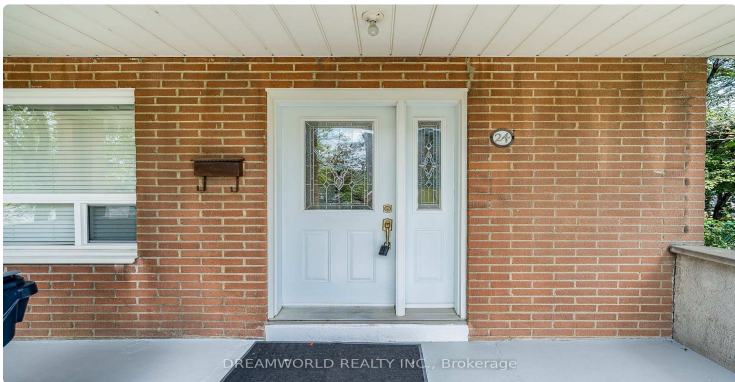
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	10 spaces
ANNUAL TAX	\$3,680
POSTAL CODE	M3M 2S2
NEIGHBOURHOOD	Downsview-Roding-CFB

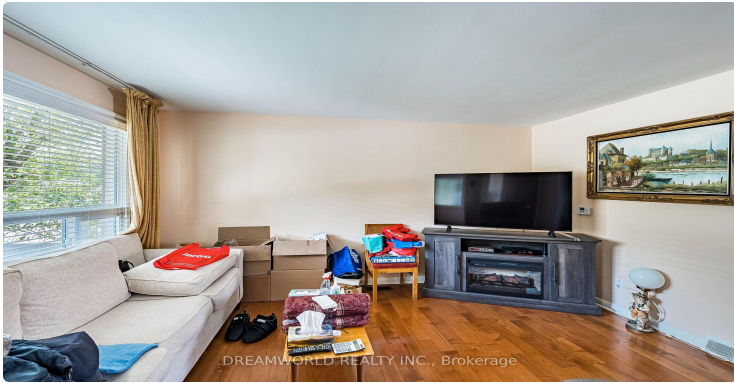
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor
Kitchen	Main	—	Family Size Kitchen, Ceramic Floor, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets
Bedroom	Second	—	Hardwood Floor
Kitchen	Second	—	—
Recreation	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.