



SALERNO REALTY INC. Brokerage

FOR SALE

DETACHED

MLS# W13682546

34 Fairfield Avenue, Toronto, ON M8W 1R7

Long Branch, Toronto · M8W 1R7

C\$ 1,649,000

3	2	2,250	10	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated In The Highly Desirable Long Branch Community, This Well-Maintained 3 Bedroom, 2 Bathroom Home Offers Approximately 2,100 Sq. Ft. Of Living Space And Sits On A Premium 50 X 125 Ft. Lot. A Unique Investment And Development Opportunity With A Registered Severance In Place To Create Two 25 Ft. Frontage Lots, Along With Approved And Paid Permits For One Custom Home On Each Lot, Municipally Addressed As 34 & 36 Fairfield Ave. An Excellent Opportunity For Investors, Builders Or End Users, Maintain The Existing Home As A Rental/Investment Property Or Take Advantage Of The Severance And Permits To Build Two New Custom Homes. Ideally Located In One Of Etobicoke's Most Sought-After Neighbourhoods, Close To Parks, Schools, Transit, The Waterfront And Everyday Amenities.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

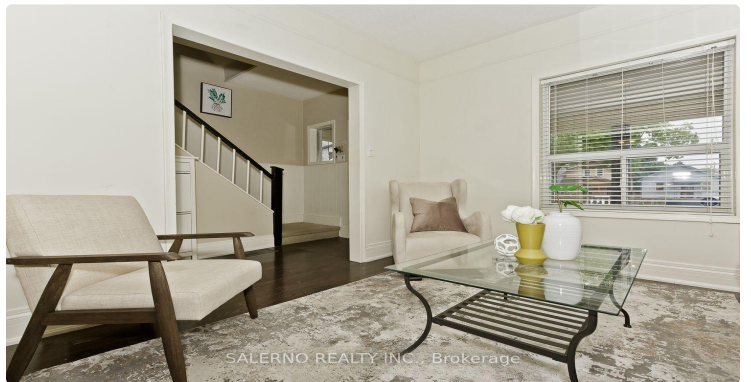
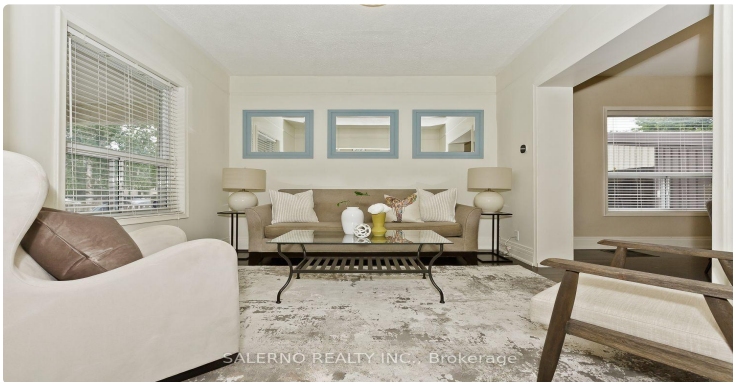
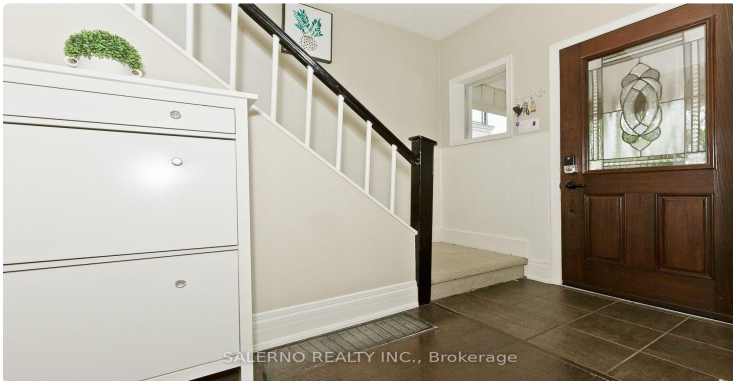
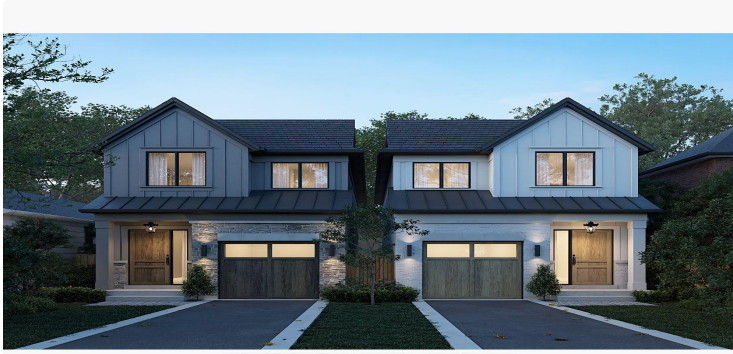
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	North
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	10 spaces
ANNUAL TAX	\$4,612
POSTAL CODE	M8W 1R7
NEIGHBOURHOOD	Long Branch

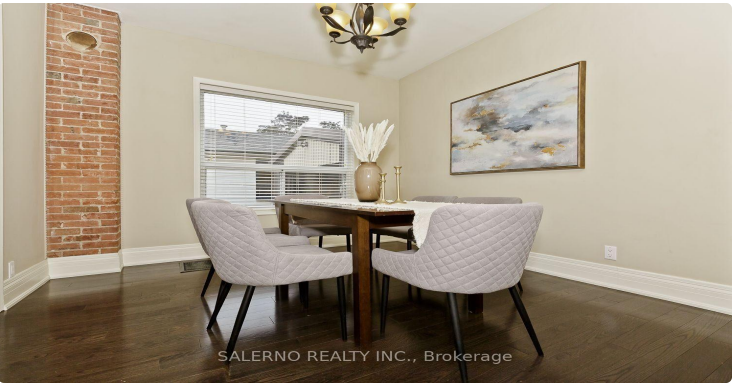
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Hardwood Floor, Beamed Ceilings, Large Closet
Foyer	Main	—	Ceramic Floor
Mud Room	Main	—	Closet, Double Doors

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Large Window
Bathroom	Second	—	Hardwood Floor, Window
Kitchen	Main	—	Ceramic Floor, Eat-in Kitchen
Bathroom	Main	—	4 Pc Bath, Ceramic Floor
Living Room	Main	—	Hardwood Floor, Window
Bedroom 3	Second	—	—
Recreation	Basement	—	Ceramic Floor, W/O To Patio
Bedroom 2	Second	—	Hardwood Floor, Picture Window

GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.