



FOR SALE

DETACHED

MLS# W13730782

444 Maybank Avenue, Toronto, ON M6N 3S8

Junction Area, Toronto · M6N 3S8

C\$ 1,068,000

5	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 444 Maybank Ave - An Exceptionally Spacious 2-Storey Home Sitting On A 31 Foot Wide Lot. Featuring A Large Private Driveway With Ample Parking Plus Bonus Laneway Access To A Super Rare 3-Car Garage (630 Sq Ft). This Property Offers Outstanding Functionality And Future Potential-Including The Possibility Of A Laneway House (See Report). Boasting A Generous And Versatile Layout With A Bathroom On Every Floor, Ideal For Growing Families Or Multi-Generational Living. A Bright And Expansive Sunroom Off The Kitchen Provides The Perfect Space For Relaxing Or Entertaining. The Separate Entrance To The Basement Leads To A Fully Self-Contained Suite Complete With Its Own Kitchen, Bedroom, And Bathroom-Perfect For In-Law Living Or Potential Rental Income. Newer Furnace & AC. Amazing Location! Just Steps To Stockyards Village Which Features Every Amenity You Can Imagine. Transit Is A Breeze With A Short Bus Ride To The Bloor Subway Line, And Commuters Will Appreciate Quick Connections To Black Creek Drive And Nearby Highways. Spend Your Weekends Exploring Nearby Vibrant Neighbourhoods Like Bloor West Village, High Park, The Junction, Dundas West & Much More. Set Within A Neighbourhood In Transition, This Is An Excellent Opportunity To Invest In An Area Experiencing Ongoing Growth And Revitalization.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$4,004
POSTAL CODE	M6N 3S8
NEIGHBOURHOOD	Junction Area

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Ceramic Floor, Open Concept
Living Room	Basement	—	Wood, Open Concept
Living Room	Main	—	Hardwood Floor, Fireplace, East View
Kitchen	Basement	—	Updated, Open Concept
Laundry	Basement	—	—
Sunroom	Main	—	Ceramic Floor, W/O To Yard, West View
Bedroom 3	Second	—	Laminate, Closet, West View
Primary Bedroom	Second	—	Laminate, Closet, East View
Bedroom 2	Second	—	Laminate, Closet, West View
Bedroom	Main	—	Hardwood Floor, South View
Kitchen	Main	—	Ceramic Floor, Open Concept, B/I Dishwasher

GALLERY





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EXP 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.