



FOR SALE

DETACHED

MLS# W13754982

57 Avon Avenue, Toronto, ON M6N 3W8

Rockcliffe-Smythe, Toronto · M6N 3W8

C\$ 748,000

2	1	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Move-in ready detached home on a corner lot in Rockcliffe Smythe! This modern 2-bedroom, 1-bathroom home offers a private 3-car driveway and a fully fenced backyard with a large deck, plenty of outdoor space and basement potential. Recently updated, the bright main floor features an open-concept living room and renovated eat-in kitchen with engineered hardwood floors and potlights. The kitchen offers custom cabinetry, quartzite countertops, tile backsplash, stainless steel appliances, French door fridge, over-the-range microwave, gooseneck faucet, undermount double sink and peninsula with breakfast bar seating, plus a walk-out to the rear deck. Upstairs you'll find two bedrooms and a renovated 4-piece bathroom with heated floors, tub and tile surround shower. The dry, unfinished lower level provides laundry, storage and future potential. Enjoy a covered front porch, landscaped and fully fenced backyard, large deck, shed and private driveway with parking for 3 cars. Conveniently located near The Stockyards, the Junction, Harwood Park, shopping, transit and major highways. A great opportunity for first-time buyers looking for a detached home with parking, outdoor space and room to make it their own!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	East
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,069
POSTAL CODE	M6N 3W8
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Combined w/Dining
Kitchen	Main	—	Eat-in Kitchen, W/O To Deck, Breakfast Bar

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	—	B/I Closet, Closet Organizers, Overlooks Frontyard
Bedroom 2	Upper	—	Overlooks Backyard, Closet
Laundry	Basement	—	Laundry Sink

GALLERY





LISTING AGENT

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