



FOR SALE

DETACHED

MLS# W13810414

# 48 Mould Avenue, Toronto, ON M6N 3Z9

Rockcliffe-Smythe, Toronto · M6N 3Z9

C\$ 799,900

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

# ABOUT THIS PROPERTY

Offered For Sale For The First Time! This Detached Bungalow Sits On A Generous Lot With Laneway Access And Offers Incredible Potential For First-Time Buyers, Renovators, Builders And Investors. Move In And Make It Your Own, Renovate, Expand Or Explore Future Laneway Suite Potential, Subject To Municipal Approvals. Laneway Homes Have Already Been Built Along The Street, Highlighting The Exciting Possibilities This Property May Offer. Located On A Quiet Residential Street In The Established Rockcliffe-Smythe Community, Steps To TTC And Minutes To Parks, Schools, Shopping And The Everyday Conveniences Of St. Clair Ave W, With Easy Access To The Junction, Bloor West Village And Runnymede.

## FEATURES

- ✓ Basement
- ✓ Garage

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | Bungalow          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | West              |
| AREA RANGE     | 700-1100 sqft     |
| PARKING        | 2 spaces          |
| ANNUAL TAX     | \$3,929           |
| POSTAL CODE    | M6N 3Z9           |
| NEIGHBOURHOOD  | Rockcliffe-Smythe |

# ROOM BREAKDOWN

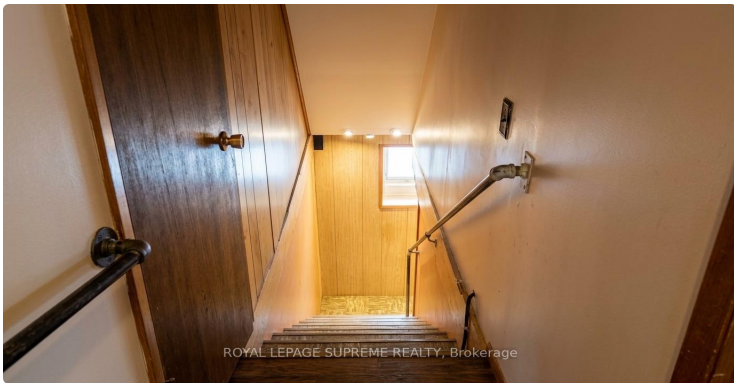
| ROOM            | LEVEL | DIMENSIONS | FEATURES        |
|-----------------|-------|------------|-----------------|
| Living Room     | Main  | —          | Window          |
| Dining Room     | Main  | —          | Window          |
| Foyer           | Main  | —          | —               |
| Primary Bedroom | Main  | —          | Window, Closet  |
| Bedroom 2       | Main  | —          | Window, Cioiset |

| ROOM       | LEVEL    | DIMENSIONS | FEATURES            |
|------------|----------|------------|---------------------|
| Bedroom 3  | Main     | —          | Window, Closet      |
| Kitchen    | Main     | —          | —                   |
| Bedroom    | Basement | —          | Closet              |
| Kitchen    | Basement | —          | Window, W/O To Yard |
| Recreation | Basement | —          | Window              |

## GALLERY

---





## LISTING AGENT

---

**Pavel Shaganenko**

ROYAL LEPAGE SUPREME REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.