



FOR SALE

SEMI-DETACHED

MLS# W13856376

22 Kittiwake Avenue, Toronto, ON M9V 4P6

West Humber-Clairville, Toronto · M9V 4P6

C\$ 899,900

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

ABOUT THIS PROPERTY

Welcome To 22 Kittiwake Ave! Spacious Raised Bungalow Semi-Detached Home In A Prime Etobicoke Location. Featuring 3 Bedrooms On The Main Level Plus A Fully Finished 3-Bedroom Walk-Out Basement Apartment With Separate Side Entrance , Offering Excellent Potential For Extended Family Or Rental Income. Bright And Functional Layout With Generous Living Spaces And Plenty Of Natural Light. Ideally Located Within Walking Distance To Schools, Humber College, Etobicoke General Hospital, Parks, Shopping And Public Transit. Steps To The New Finch West LRT, Providing Convenient Access Throughout The City. No Sidewalk Adds Extra Convenience. A Fantastic Opportunity For Families, First-Time Buyers And Investors Looking For A Spacious Home With Excellent Income Potential!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$3,718
POSTAL CODE	M9V 4P6
NEIGHBOURHOOD	West Humber-Clairville

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, W/O To Balcony
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Overlooks Living
Kitchen	Main	—	Tile Floor, Eat-in Kitchen, Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Closet, Window
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Kitchen	Basement	—	Laminate
Bedroom	Basement	—	Tile Floor, W/O To Yard
Bedroom	Basement	—	Tile Floor, Window
Bedroom	Basement	—	Laminate

GALLERY





LISTING AGENT

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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.