



RE/MAX PROFESSIONALS INC. Brokerage

FOR SALE

SEMI-DETACHED

MLS# W13863120

228 Eileen Avenue, Toronto, ON M6N 1W1

Rockcliffe-Smythe, Toronto · M6N 1W1

C\$ 875,000

3	2	1,300	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Tucked away on a quiet cul-de-sac in a desirable Toronto neighbourhood, this well-loved semi-detached home offers a rare setting with incredible potential. Backing directly onto expansive greenspace and the Lambton Golf & Country Club, the home enjoys a peaceful natural backdrop that makes the backyard feel like it goes on forever. Lovingly held by the same family since new, this is a home filled with history and ready for its next chapter. The main floor features a spacious living and dining room, original hardwood floors and a kitchen overlooking the backyard and beautiful setting beyond. Upstairs, the generous primary bedroom easily accommodates a king-size bed, along with two additional bedrooms and a 4-piece bath. One of the bedrooms previously housed a kitchen, offering interesting possibilities for buyers looking for a flexible layout. The lower level adds even more usable space with a rec room that could easily serve as an additional bedroom, home office, playroom or cozy den. With solid bones, a great layout and plenty of opportunity to make it your own, this is a home with exciting potential in a truly special setting. A detached one-car garage adds even more value. Surrounded by nature yet remarkably connected, enjoy easy access to the Humber River trail system, Lambton Park, Smythe Park, Summerhill Market, transit, schools and shopping. Bloor West Village and The Junction are also within easy reach, offering an incredible selection of shops, restaurants and local favourites. Convenient access to Hwy 401 and Pearson Airport makes getting around the city and beyond easy, while the future Eglinton Crosstown West Extension will bring even more transit connectivity with a new station planned at Scarlett Road and Eglinton Avenue West.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

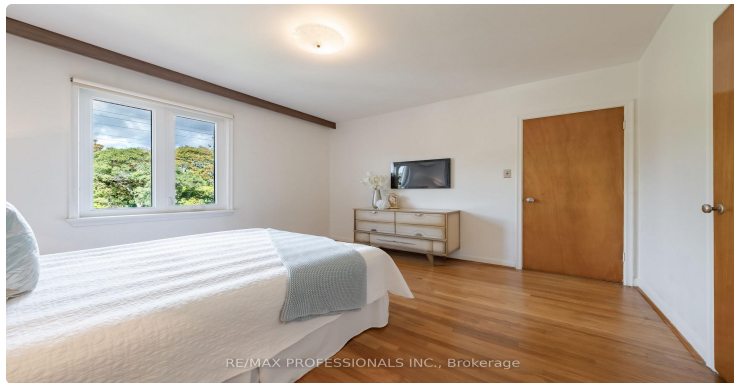
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Finished
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,087
POSTAL CODE	M6N 1W1
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Large Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Overlooks Garden
Kitchen	Main	—	Tile Floor, Eat-in Kitchen
Primary Bedroom	Upper	—	Hardwood Floor, Window, Closet
Bedroom 2	Upper	—	Hardwood Floor, Window, Closet
Bedroom 3	Upper	—	Broadloom, Window, Closet
Bathroom	Upper	—	Tile Floor, 4 Pc Bath, Window
Family Room	Lower	—	Broadloom, Tile Ceiling, Window
Laundry	Lower	—	Tile Floor, Laundry Sink, 3 Pc Bath

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.