



FOR SALE

DETACHED

MLS# W13863328

22 Long Branch Avenue, Toronto, ON M8W 3H6

Long Branch, Toronto · M8W 3H6

C\$ 895,000

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

ABOUT THIS PROPERTY

Everything You Wish You Could Have Is Right Here At 22 Long Branch Ave! Who Needs To Drive Several Hours Up North When You Have A Charming Cottage Home - Steps To The Lake - In The City! Massive Open-Concept Main-Floor Layout W/ 1248 Sq Ft Of Gorgeous Living Space! Secluded Backyard Oasis Surrounded By Mature Trees! Separate Entrance W/ Potential For In-Law/Nanny Suite Downstairs OR A Very Large Recreation Room. Only A Few Houses Up From The Water W/Walking Trails, Lakeside Parks & Stunning Views That Contain Restorative Powers. Waves Crashing In While Enjoying A Morning Walk? Sign Me Up! And Then A Short Distance Up To Lake Shore Blvd W/ Cafes/Shops/Resto's Such As Woody's Burgers, 850 Degrees Pizza, Holy Cannoli, Pulcinella, George The Greek & So Much More! Long Branch GO Station Only A Few Stops To Union Station! Your Search Has Ended! This Is A Must See!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,997
POSTAL CODE	M8W 3H6
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Open Concept, East View
Kitchen	Main	—	Tile Floor, B/I Dishwasher, Stainless Steel Appl
Primary Bedroom	Main	—	Hardwood Floor, Double Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Closet, Double Closet
Foyer	Main	—	Tile Floor, Large Window, Overlooks Frontyard
Family Room	Main	—	Hardwood Floor, Overlooks Backyard
Bedroom 2	Basement	—	Combined w/Rec, Above Grade Window
Bedroom 3	Basement	—	Concrete Floor, Above Grade Window
Recreation	Basement	—	Concrete Floor, Above Grade Window
Utility Room	Basement	—	Concrete Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.