



FOR SALE

DETACHED

MLS# W13871584

# 54 Ash Crescent, Toronto, ON M8W 1E6

Long Branch, Toronto · M8W 1E6

C\$ 1,299,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 900   | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to an exceptional opportunity in the heart of Long Branch! Nestled on a rare and desirable crescent south of Lake Shore, this charming bungalow sits on a premium lot surrounded by nature, beautiful parks, and the stunning waterfront of Lake Ontario. Whether you're looking to move in, renovate, or build your dream custom home, this property offers endless potential in one of Toronto's most sought-after lakeside communities. Enjoy an active lifestyle with nearby bike trails, walking paths, waterfront parks, and easy access to the lake. Located in a family-friendly neighbourhood with excellent schools, convenient transit, shopping, restaurants, and quick access to major highways. A truly rare opportunity to create your dream home in an unbeatable location!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | Bungalow          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Separate Entrance |
| FACING         | North             |
| AREA RANGE     | 700-1100 sqft     |
| PARKING        | 6 spaces          |
| ANNUAL TAX     | \$5,114           |
| POSTAL CODE    | M8W 1E6           |
| NEIGHBOURHOOD  | Long Branch       |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES |
|-----------------|-------|------------|----------|
| Kitchen         | Main  | —          | —        |
| Living Room     | Main  | —          | —        |
| Primary Bedroom | Main  | —          | —        |
| Bedroom 2       | Main  | —          | —        |
| Bathroom        | Main  | —          | —        |

## LISTING AGENT

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**Pavel Shaganenko**

REMAX YOUR COMMUNITY 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.