



FOR SALE

DETACHED

MLS# W13875600

72 Twenty Second Street, Toronto, ON M8V 3M4

Long Branch, Toronto · M8V 3M4

C\$ 799,990

2	1	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Charming Detached 2-Storey Home in Sought-After Long Branch! Welcome to 72 Twenty Second St., a 2-bedroom, 1-bath detached home in a great neighbourhood, located in one of South Etobicoke's desirable lakeside communities. An excellent opportunity for first-time buyers, downsizers, investors or anyone looking to create a home of their own, with original character and plenty of potential to update and personalize. Enjoy a comfortable backyard with room for gardening, entertaining or relaxing outdoors, plus a shared driveway with the neighbouring detached home, which will be paved before closing. Location is a standout! Enjoy the walkable Lake Shore Boulevard West community withcafés, restaurants, shops, groceries and everyday amenities nearby. Nearby schools, Long Branch Library and Long Branch Arena add to the convenience, while recreation is abundant with Colonel Samuel Smith Park, Marie Curtis Park, Lake Ontario, the Waterfront Trail and Etobicoke Creek nearby, along with soccer and multi-sport facilities, community recreation centres and playing fields. Humber Polytechnic's Lakeshore Campus is also close by. Commuters will appreciate Long Branch GO Station, TTC service and easy access tothe QEW, Gardiner Expressway and Highway 427. A wonderful opportunity to enjoy detached-home living in a vibrant west-end community surrounded by water front recreation, local amenities, transit and an established neighbourhood feel.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	East
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,507
POSTAL CODE	M8V 3M4
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Window
Kitchen	Main	—	Walk-Out, Overlooks Backyard, Stainless Steel Appl
Primary Bedroom	Second	—	Double Closet
Bedroom 2	Second	—	Window
Bathroom	Second	—	4 Pc Bath
—	Basement	—	Unfinished

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.