



FOR SALE

DETACHED

MLS# W13880128

20 Braeburn Avenue, Toronto, ON M9P 2J3

Humber Heights, Toronto · M9P 2J3

C\$ 1,300,000

3	2	900	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in Humber Heights near shops, TTC routes, Cruickshank Park and Weston GO/UP Express, with connections to downtown Toronto and Pearson Airport. This updated bungalow offers a practical way for a couple or small family to enter Toronto's housing market: move into the vacant main floor while collecting \$3,450 in combined monthly rent from the basement and newly built detached garden suite to help offset ownership costs. The main floor features new flooring installed in 2026, an open-concept kitchen overlooking the combined living and dining area, two bedrooms and a full bathroom. Updates completed in 2025 include insulated stucco, the main house roof, driveway and a new stove. Each unit has its own entrance, private laundry and one allocated driveway parking space. The one-bedroom basement suite is rented for \$1,600/month, all-inclusive. The self-contained studio garden suite has its own heating and cooling system and is rented for \$1,850/month plus hydro, with a new 12-month lease beginning October 2026. The basement offers potential to be reintegrated with the main floor for additional living space, subject to the existing tenancy, while retaining the garden suite as a separate rental or future space for extended family.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	North
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,635
POSTAL CODE	M9P 2J3
NEIGHBOURHOOD	Humber Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining
Dining Room	Main	—	Combined w/Living
Primary Bedroom	Main	—	Hardwood Floor, Closet
Bedroom 2	Main	—	Hardwood Floor, Closet
Recreation	Basement	—	—
Bedroom	Basement	—	—
Kitchen	Basement	—	—

GALLERY





LISTING AGENT

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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.