



FOREST HILL REAL ESTATE INC., Brokerage

FOR SALE

DETACHED

MLS# W13885260

2 Ellins Avenue, Toronto, ON M6N 2A1

Rockcliffe-Smythe, Toronto · M6N 2A1

C\$ 859,900

5	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Opportunity knocks at 2 Ellins Ave! This solid 2+3 bedroom detached bungalow presents an excellent opportunity for investors, end-users and multi-generational families seeking flexibility, income potential and future upside. The functional layout features 2 bedrooms on the main level and 3 additional bedrooms in the finished lower level. A separate rear entrance from the kitchen provides direct access to a covered deck & a spacious backyard perfectly suited for outdoor enjoyment. The home offers 2 separate entrances, 2 kitchens and a 4-piece bathroom on both the main and lower levels. A rare parking configuration includes a large detached garage with private driveway access from Jane Street, plus a second driveway directly off Ellins Ave. with an active City of Toronto Front-Yard Parking Permit at \$374.18/year. A recent updated survey is available, highlighting the property's strong potential for a conversion to a 4-plex, together with the possibility of a garden suite, subject to applicable municipal approvals. Located close to Bloor West Village, The Junction, Stock Yards Village, TTC, Jane Station, schools, parks, golf, shopping and restaurants.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Walk-Up, Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,480
POSTAL CODE	M6N 2A1
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Large Window
Kitchen	Main	—	Eat-in Kitchen, Large Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Closet, Large Window
Kitchen	Basement	—	Tile Floor, Window
Bedroom	Basement	—	Window
Bedroom	Basement	—	Window
Bedroom	Basement	—	Window
Bathroom	Main	—	4 Pc Bath, Tile Floor
Bathroom	Basement	—	4 Pc Bath, Tile Floor

GALLERY



LISTING AGENT

Pavel Shaganenko

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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.