



FOR SALE

DETACHED

MLS# W14004120

22 Mahoney Avenue, Toronto, ON M6M 2H4

Mount Dennis, Toronto · M6M 2H4

C\$ 849,900

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

ABOUT THIS PROPERTY

Rare Opportunity To Own A Detached Home In Toronto For \$850K, Complete With A Spacious Backyard And Detached Garage! This Well-Maintained 3-Bedroom, 2-Bathroom Home Offers Exceptional Value, Featuring A Renovated Custom Kitchen With Stainless Steel Appliances (Built-In Microwave, Stove, Fridge & Dishwasher), A Walk-In Pantry, And Pot Lights Overlooking The Spacious Living And Dining Areas. The Dining Room Walks Out To A Large Deck And Generous Backyard, Creating The Perfect Setting For Entertaining And Enjoying Your Own Outdoor Oasis! The Finished Basement Offers Additional Living And Entertainment Space, A 3-Piece Bathroom, And A Separate Laundry Area With Potential To Be Used As A Den. The Detached Garage Is Currently Set Up As A Home Gym. Recent Updates Include A New Roof (2025) And A/C (2023). Enjoy Excellent Transit Access Within Walking Distance To Mount Dennis Station, TTC, UP Express, GO Transit, Eglinton Line 5 LRT, Grocery Stores, And York Recreation Centre. An Incredible Opportunity For First-Time Buyers, Young Couples, Growing Families, Investors, Looking To Get Into The Toronto Detached Home Market!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

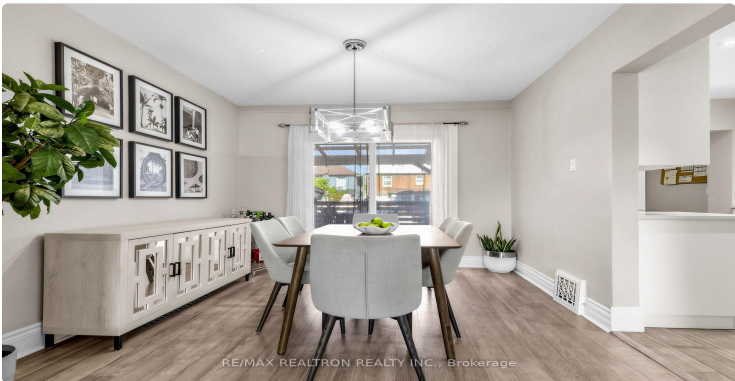
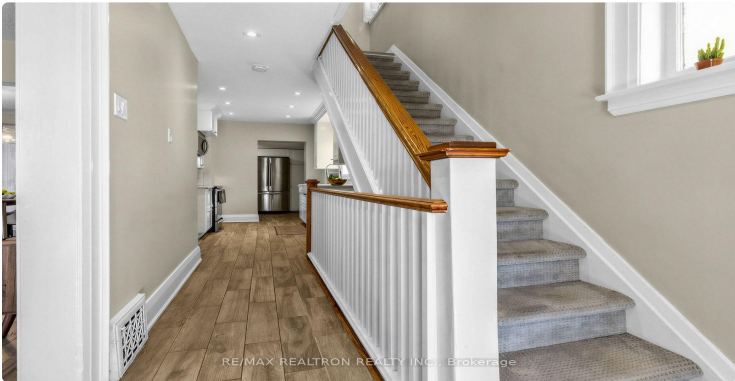
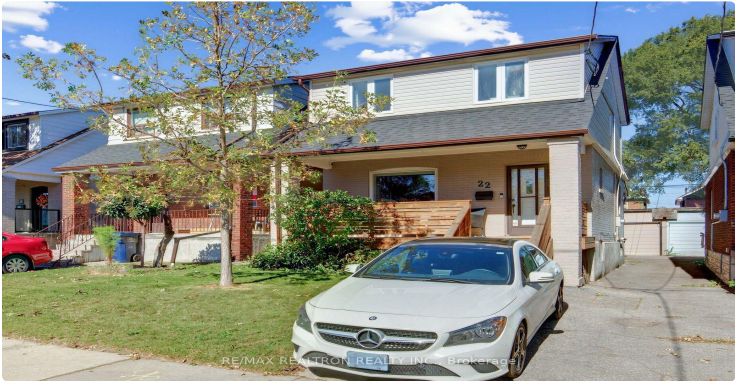
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,461
POSTAL CODE	M6M 2H4
NEIGHBOURHOOD	Mount Dennis

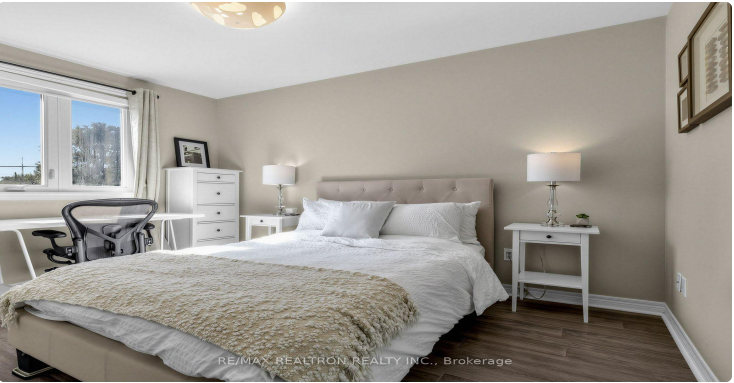
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Pot Lights, Laminate
Living Room	Main	—	Large Window, Laminate, Overlooks Dining
Dining Room	Main	—	Overlooks Living, Laminate, Walk-Out

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Backsplash, Custom Counter, Pot Lights
Pantry	Main	—	Stainless Steel Appl, Custom Counter, Window
Primary Bedroom	Second	—	Large Window, Large Closet, Laminate
Bedroom 2	Second	—	Window, Closet, Laminate
Bedroom 3	Second	—	Window, Laminate
Recreation	Basement	—	3 Pc Bath, Laminate, Pot Lights
Laundry	Basement	—	Window, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.