



FOR SALE

DETACHED

MLS# W14111612

88 Rabbit Lane, Toronto, ON M9B 5S9

Eringate-Centennial-West Deane, Toronto · M9B 5S9

C\$ 1,199,000

5	4	1,750	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare multi-generational layout with exceptional in-law suite potential! Located just a short ~400m walk to the top-ranked Josyf Cardinal Slipyj Catholic School (JK-8 offering renowned Ukrainian language and cultural programming), this home is perfectly suited for growing or extended families. A private, above-grade rear entrance leads directly to the ground-level lower floor, featuring a bright family room with a seamless walk-out to the yard, a 2-piece bath, and a flexible bedroom or office-offering an ideal setup for a fully independent, light-filled secondary suite. The finished basement expands living space further with another bedroom, 3-piece bath, and a full laundry room easily adaptable for your needs with water and power. Up on the main level, open-concept living and dining spaces feature elegant crown moulding, a gas fireplace, and a large picture window. The updated kitchen boasts classic Shaker cabinetry, granite countertops, stainless steel appliances, and a walk-out to a spacious deck and patio. Step outside to a rare, expansive pie-shaped lot with a deep, fully fenced yard, play structure, and an oversized 9'8" x 9'11" storage shed. Upstairs offers three generous bedrooms with hardwood floors, including a primary retreat with a 2-piece ensuite. Major updates ensure total peace of mind: Roof (2024), Central A/C (2022), Furnace (2016), and Windows (2014). Steps to West Deane Park trails, minutes to transit, top high schools, and Highways 401/427. Virtually staged photos.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ Wooded/Treed

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Development Potential, Finished, Separate Entrance
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,610
POSTAL CODE	M9B 5S9
NEIGHBOURHOOD	Eringate-Centennial-West Deane

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	9.06 x 3.67	Hardwood Floor, French Doors, Fireplace
Dining Room	Main	9.06 x 3.67	Hardwood Floor, Combined w/Living, Overlooks Backyard
Kitchen	Main	3.07 x 2.82	Slate Flooring, W/O To Deck, Stainless Steel Appl
Primary Bedroom	Upper	4.28 x 3.35	Hardwood Floor, Ensuite Bath, Large Closet
Bedroom 2	Upper	4.82 x 2.75	Hardwood Floor, Chair Rail, Large Window
Bedroom 3	Upper	3.72 x 2.60	Hardwood Floor, Large Window
Family Room	Lower	4.47 x 3.54	Hardwood Floor, W/O To Patio, Ensuite Bath
Bedroom 4	Lower	3.47 x 2.21	Hardwood Floor, Chair Rail, Above Grade Window
Bedroom 5	Basement	3.55 x 2.76	Hardwood Floor, Walk-In Closet(s)
Other	Basement	2.39 x 1.98	Hardwood Floor, Wall Sconce Lighting
Laundry	Basement	3.28 x 2.28	Stainless Steel Sink, Renovated

GALLERY



CATHOLIC SCHOOLS		
School	Grades	Fraser Institute Ranking
JOSYF CARDINAL SLIPYJ (Eastern Rite/Ukrainian)	JK-8	8.4
St Gregory	JK-8	7.8
Our Lady Of Peace (FI)	JK-8	6.4
Michael Power - St. Joseph	9-12	7.1
PUBLIC SCHOOLS		
School	Grades	Fraser Institute Ranking
Princess Margaret	JK-5	not rated
John G Althouse	6-8	not rated
Martingrove Collegiate	9-12	6.9

*FI: French Immersion
*Fraser Institute Ranking: As Of August, 2020. School boundaries and acceptance protocols are subject to change. The Buyer shall enquire to the school directly to confirm enrollment.





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IN-LAW SUITE POTENTIAL

Direct access to lower levels

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DIGITALLY STAGED



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LISTING AGENT

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MARTIN GROUP

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.