



FOR SALE

DETACHED

MLS# W14117692

85 Letchworth Crescent, Toronto, ON M3M 1Z1

Downsview-Roding-CFB, Toronto · M3M 1Z1

C\$ 1,169,800

4	3	1,300	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Backing onto a private ravine with no rear neighbours, 85 Letchworth Crescent is the kind of setting that rarely comes to market in North York. This rare detached sidesplit offers approximately 2,300 sq. ft. of above-grade living space and backs directly onto a serene ravine. There are no rear neighbours, just a lush canopy of mature trees that changes with every season. Imagine morning coffee with nothing but greenery in view, a few city homeowners ever get to enjoy. Inside, the versatile multi-level layout gives everyone room to breathe, with distinct living areas that adapt easily to growing families, work-from-home needs and busy schedules. The lower level is a self-contained suite with its own kitchen, bathroom and separate entrance, perfect for extended family, adult children, a caregiver, or rental income to help offset your mortgage. Step outside and the expansive backyard truly impresses. There is room for kids to play, gardens to grow and summer gatherings to host, plus exciting potential for a future garden suite (buyer to verify with the City of Toronto). This premium lot is also an outstanding canvas for anyone looking to renovate, expand or build the dream home they have always envisioned. An attached garage and a large private driveway provide plenty of parking for family and guests. The location delivers just as much. Set in a well-established, welcoming North York community, you are steps to the TTC and only minutes to Highways 400 and 401, Yorkdale Shopping Centre and Humber River Hospital, making commutes, shopping and daily errands effortless. Whether you are a family craving space and privacy, an investor seeking income and long-term upside, or a builder searching for the right lot, opportunities like this rarely come along. Come experience this beautiful ravine setting in person. Book your showing today!

FEATURES

- ✓ Basement
- ✓ Garage

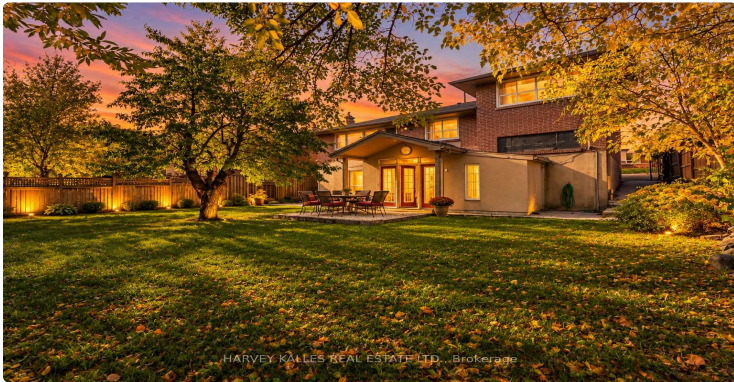
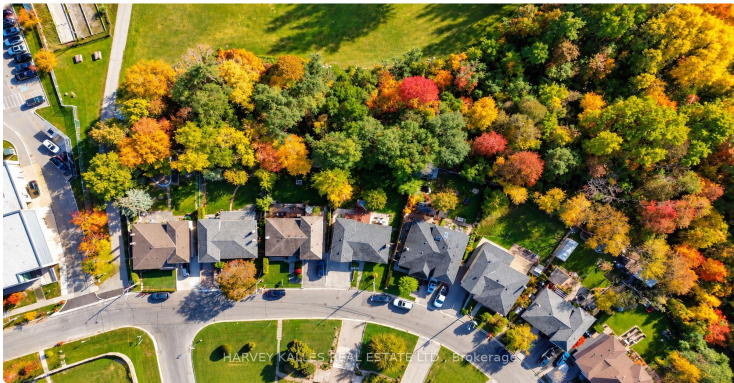
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 3
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,743
POSTAL CODE	M3M 1Z1
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Window, Ceramic Floor, Side Door
Primary Bedroom	Upper	—	Hardwood Floor, Window
Bedroom 2	Upper	—	Hardwood Floor, Window
Bedroom 3	Upper	—	Window, Hardwood Floor
Bedroom 4	Basement	—	Window, Hardwood Floor
Living Room	Main	—	Overlooks Backyard, Hardwood Floor, Combined w/Dining
Dining Room	Main	—	Open Concept, Hardwood Floor, Combined w/Living
Kitchen	Lower	—	Open Concept, Hardwood Floor
Living Room	Basement	—	Walk-Out

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.