



FOR SALE

DETACHED

MLS# W14120438

40 Avon Avenue, Toronto, ON M6N 3W7

Rockcliffe-Smythe, Toronto · M6N 3W7

C\$ 799,000

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

ABOUT THIS PROPERTY

Welcome to this charming and spacious Detached bungalow on a Deep lot in the desirable Rockcliffe-Smythe neighborhood. This long well laid out Home features 2 Bedrooms on the main floor & 2 additional Bedrooms in the Basement, with 2 kitchens offering great flexibility for extended family or additional living arrangements. The main floor includes a bring Living room & 4 Piece bath, while the basement offers a generous family Room, wet bar & a walkout to a beautiful patio, perfect for family gatherings & Summer BBQ's. Enjoy a large back yard ideal for gardening & growing Vegetables plus a 1 Car garage &, 2 additional laneway Parking Spaces A wonderful family home with space, comfort, and endless possibilities! Close to everything just steps away including, Hwy's, Shops, bakeries, Restaurants and so much more. Don't miss this one!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,599
POSTAL CODE	M6N 3W7
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Parquet, Large Window
Kitchen	Main	—	Ceramic Floor, Window
Primary Bedroom	Main	—	Parquet, Window
Bedroom	Main	—	Parquet, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Other	Main	—	Walk-In Closet(s)
Bathroom	Main	—	4 Pc Bath
Kitchen	Basement	—	Ceramic Floor
Family Room	Basement	—	Ceramic Floor
Bedroom	Basement	—	Ceramic Floor, Window
Bedroom	Basement	—	Ceramic Floor, Window
Cold Room/Cantina	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE IGNITE REALTY

Email: pshaganenko@gmail.com

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.