



FOR SALE

DETACHED

MLS# W14121692

26 Roxaline Street, Toronto, ON M9P 2Y9

Humber Heights, Toronto · M9P 2Y9

C\$ 978,000

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

ABOUT THIS PROPERTY

Welcome to 26 Roxaline Street-a phenomenal Etobicoke opportunity that completely checks every single box for modern family living and epic outdoor entertaining. Nestled in a highly sought-after, peaceful neighbourhood where families come to put down roots, this inviting, move-in-ready home offers an unmatched blend of style, comfort, and space to grow. Inside, you are greeted by a sleek, beautifully updated modern interior featuring contemporary finishes perfect for everyday life and effortless hosting. The layout flows seamlessly to the rear of the home, where a brand-new sliding glass door opens to an absolute powerhouse of a backyard retreat. Let's talk about this outdoor setup because it is a total game-changer: the owners installed an expansive, premium concrete pad. This isn't just a patio-it's a versatile entertainment zone built for summer gatherings, family barbecues, a basketball setup, or the foundation for an above-ground pool. It is beautifully accented by a custom-built planter, a heavy-duty tool shed, and framed by incredible mature trees offering a stunning natural canopy and unmatched privacy. A rare bonus is the oversized 1.5-car garage-a spacious, flexible feature with room for parking, bikes, sports gear, or a workshop/hobby space. But here is the kicker that puts this home over the top: the basement features a completely separate entrance and a fully equipped second kitchen. It is the ultimate adaptive setup for multi-generational living, an incredible nanny suite, or an massive extended family space that adjusts to your changing needs. Live in an established, desirable community that pairs a quiet residential setting with instant access to everyday conveniences, transit, and top schools. Whether you are raising a family or looking for room to grow, this is your next stop. Get in before it's gone!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

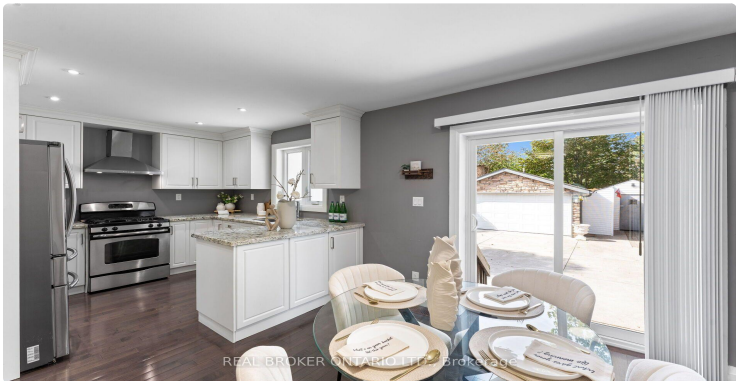
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,995
POSTAL CODE	M9P 2Y9
NEIGHBOURHOOD	Humber Heights

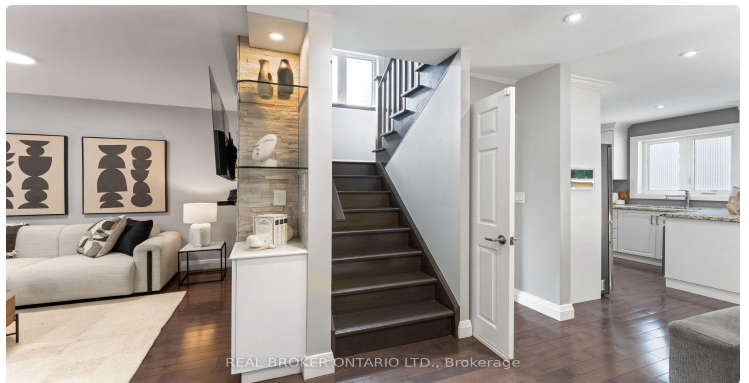
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	REAL BROKER ONTARIO LTD.
26 Roxaline Street, Toronto, ON M9P 2Y9				

Dining Room	Main	—	—
Family Room	Main	—	—
Kitchen	Main	—	—
Breakfast	Main	—	—
Primary Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom	Basement	—	—
Great Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

Email: pshaganenko@gmail.com

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.