



FOR SALE

SEMI-DETACHED

MLS# W14123258

91 Kirknewton Road, Toronto, ON M6E 3X9

Caledonia-Fairbank, Toronto · M6E 3X9

C\$ 850,000

4	2	1,300	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 91 Kirknewton Road. A bright and spacious home where comfort, convenience, and community come together. Filled with natural light and thoughtfully updated throughout, this inviting residence features hardwood floors, generous living and dining areas, large windows, an updated eat-in kitchen (2025), and a mudroom with walkout to the backyard. The second floor offers spacious bedrooms, hardwood flooring throughout, and an updated 4-piece bathroom, while the finished lower level provides exceptional flexibility with a separate kitchen area, bedroom, 3-piece bath, office/storage space, walkout to the yard, and shared laundry. Ideally located just steps from the newly opened Fairbank LRT Station, TTC, shops, restaurants, cafes, supermarkets, major banks, Shoppers Drug Mart, and the highly regarded Lycee Francais de Toronto. This home places every convenience at your doorstep. Enjoy nearby Fairbank Memorial Park with its playground, soccer field, track, basketball courts, and popular winter tobogganing hill. With significant investment and revitalization transforming the neighbourhood, this is an outstanding opportunity to live, invest, and grow in one of Toronto's most connected and exciting communities.

FEATURES

- ✓ Basement
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

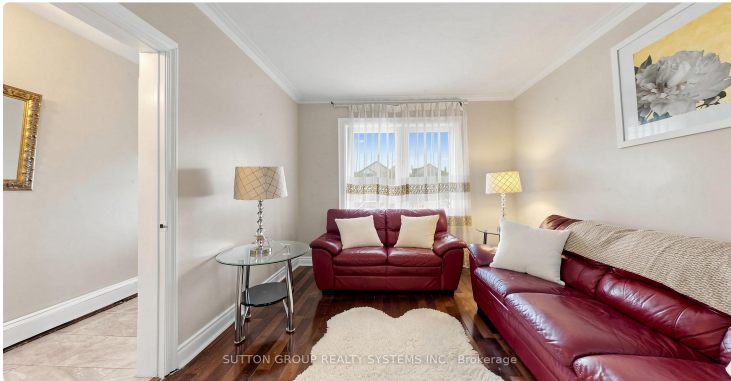
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$4,019
POSTAL CODE	M6E 3X9
NEIGHBOURHOOD	Caledonia-Fairbank

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.60 x 3.00	Hardwood Floor, Combined w/Dining, Picture Window
Dining Room	Main	4.17 x 2.58	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	4.12 x 3.09	Ceramic Floor, Family Size Kitchen, W/O To Sundeck

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Main	—	Ceramic Floor, Large Window, W/O To Yard
Primary Bedroom	Second	4.30 x 3.30	Hardwood Floor, Large Closet, Window
Bedroom	Second	3.38 x 2.50	Hardwood Floor, Closet, Window
Bedroom 2	Second	3.45 x 2.50	Hardwood Floor, Closet, Window
Bedroom	Basement	4.20 x 4.08	Laminate, Closet, Separate Room
Kitchen	Basement	6.88 x 4.21	Laminate, Open Concept, 5 Pc Ensuite
Bathroom	Basement	—	Ceramic Floor, 3 Pc Bath
Cold Room/Cantina	Basement	—	Laminate, Window, North View

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.