



INTRODUCING
426 EAST AVENUE

JILL
FEWSTER-YAN |
BROKER

ERIN
GREGORY |
BROKER

JENNIFER
GIBSON |
SALES REPRESENTATIVE

LARRY
YAN |
SALES REPRESENTATIVE

RICARDO
AGBAY JR
SALES REPRESENTATIVE

426East.com



ABOUT THE HOME

Welcome to this beautifully updated and accessible bungalow, nestled beside Kirkdene Park in the Waterfront Community of West Rouge. This 3+1 bedroom, 2-bathroom home offers exceptional versatility, including a separate entrance—ideal for a potential in-law suite or rental income. Step inside to a spacious front foyer with attractive French doors inviting you into the formal dining room with a large picture window overlooking the back gardens. The cozy family room features a vaulted ceiling with a cozy freestanding gas fireplace and a walk-out to a spacious deck that is perfect for entertaining or relaxing with family. The eat-in kitchen has been thoughtfully refreshed with brand-new stainless-steel appliances, quartz countertops, new flooring, and plenty of cabinetry. The main floor includes three bedrooms with hardwood floors, all served by an easily accessible 3-piece bathroom. The finished lower level expands your living space with a large recreation room, an additional bedroom, a 3-piece bathroom, laundry and a workshop. There is lots of storage for seasonal and household items in the utility room. Whether you're looking to downsize, invest, or accommodate a growing family, this home combines comfort, functionality, and unbeatable location in one outstanding package.



PROPERTY INFORMATION

Taxes:	\$4351.08 in 2025
Lot Size:	Front: 60.07ft S side: 125.09 ft N side: 125.11 ft Rear: 60.07 ft
Legal Description:	Lot 17, Plan 678 ; S/T TP57892 SCARBOROUGH , CITY OF TORONTO
Parking:	3-car parking in private driveway
Possession:	30-90 days
Heating/Cooling:	Forced air gas furnace Central air conditioning
Electrical:	100 amp service

- Inclusions:**
Fridge, oven, range hood, dishwasher, washer, dryer, garden shed (as is), electrical light fixtures, bathroom mirrors, built-in shelving
- UPGRADES IN 2025:**
 - Interior painting throughout
 - New vinyl flooring throughout majority on main floor
 - New carpet on stairs and lower bedroom
 - New SS fridge, oven, dishwasher and hood exhaust
 - New quartz countertops
 - New light fixtures

ABOUT THE COMMUNITY

There's lots to do and see in the neighbourhood (see WestRougeWaterfrontHomes.ca), with great schools, parks and the Waterfront Trail close-by. Everyone will benefit from a healthy lifestyle as they enjoy being right next door to Kirkdene Park and nearby outdoor spaces including the Rouge National Urban Park and Rouge Beach. Your family can picnic and toboggan at Adams Park, go for a bike ride along the lake or cool-off at Rouge Beach. There are also a variety of top-notch amenities including the public library, community centre with gym facilities, skateboard park, soccer fields, playgrounds and tennis courts and the local plaza with Metro, Shoppers Drug Mart, banking, bakery, convenience store and a variety of eateries. Excursions outside the neighbourhood are made easy with the GO train, TTC and 401 close-by. Don't miss out on this gem in an amazing community!

A pre-list home inspection was provided by Tom Woolley from The Home Check on Thursday June 12, 2025. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.