



**570 Blackthorn Avenue**



Welcome to 570 Blackthorn Ave, a renovator's dream! Step into the potential of this charming bungalow nestled in Toronto's sought-after Keelelale Eglinton Ave West neighborhood. Positioned conveniently right on the Eglinton\Caledonia new LRT train line, this property offers unparalleled accessibility to the city.

Boasting a spacious combined dining and living area, two bedrooms, and a generous kitchen, this classic bungalow is primed for a modern makeover. The basement presents a full bathroom, large kitchen, expansive walk-in closet, and a big rec room awaiting your creative touch. Whether you envision a self-contained granny flat, an extra bedroom, or an inviting rec room, the options are boundless.

570 BLACKTHORN AVENUE





570 BLACKTHORN AVENUE



## INCLUSIONS

- All Electrical Light Fixtures
- AWC
- Fridge
- Stove
- Microwave
- Washer & Dryer

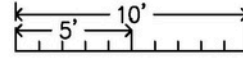
## RENTAL

- Hot water tank

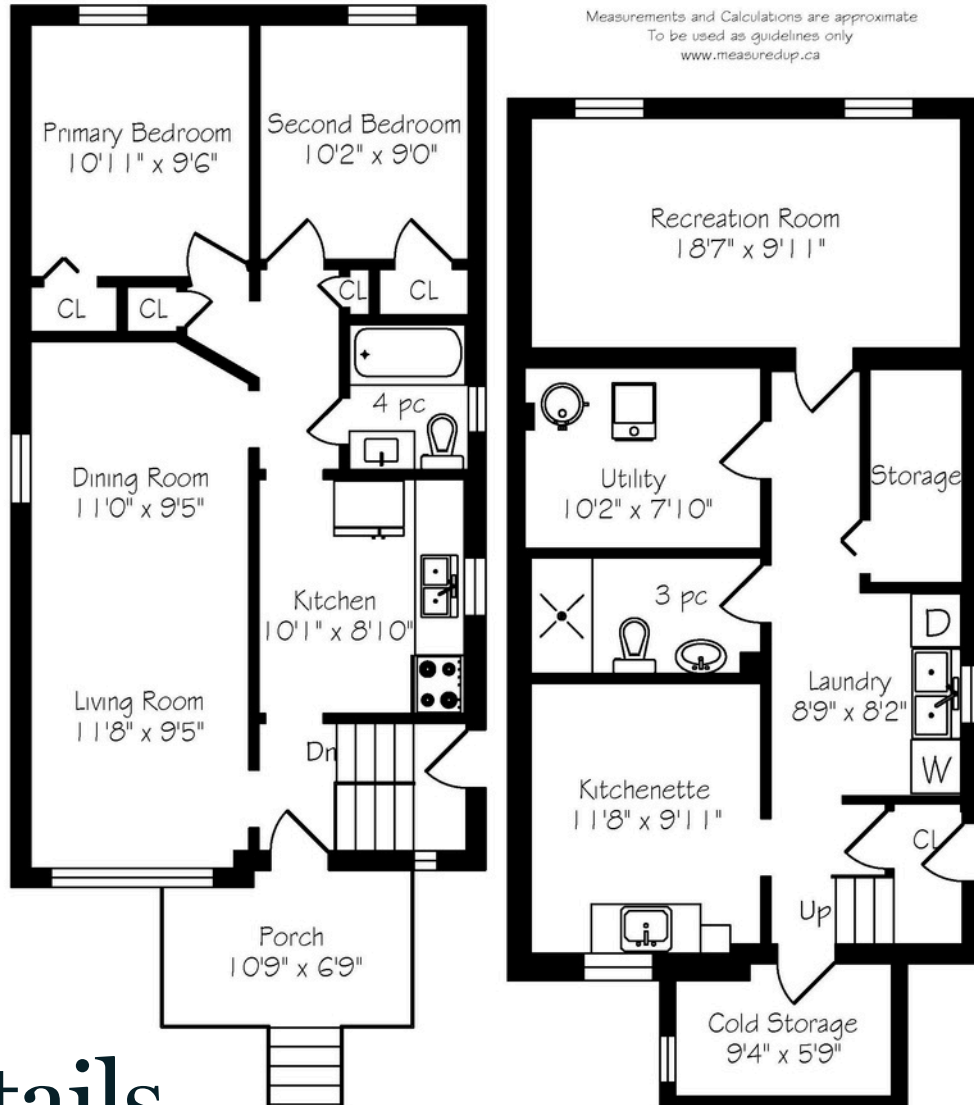


570 BLACKTHORN AVENUE

# 570 Blackthorn Avenue



Measurements and Calculations are approximate  
To be used as guidelines only  
[www.measuredup.ca](http://www.measuredup.ca)



## Details

### LOT SIZE

25.03ft x 111.63 ft

### TAXES

\$3231.43 (Final 2023)

### POSSESSION

TBD

### HEATING

Forced Air Gas

### COOLING

Central air conditioning

### PARKING

Two private driveway parking spots plus one-car garage



# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

---



**MADLEN IDIT DEI**  
REAL ESTATE AGENT  
416.424.4910  
madlen@heapsestrin.com



Follow us to learn more about our  
exclusive listings, events and contests.

---

HEAPSESTRIN.COM | 416.424.4910 | @HEAPSESTRIN

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated