



26 Heale Ave, Toronto ON, M1N 3X7

The Ultimate Family Home with a Green Heart

When we first walked into this home, it felt like the perfect fit – a space that was neither too big nor too small, just right for our family. We were drawn to its recent renovations and the practical layout with all three bedrooms on the same floor, while the spacious basement gave us the flexibility to create a cozy rec room, guest suite, or even an Airbnb.

The backyard quickly became a favourite too – it's large, private, and has tall trees that give it a cottage-like feel. Many mornings, I'd enjoy a quiet coffee on the deck, looking up at the green canopy above. The backyard shed became my creative retreat, a versatile space perfect for work, hobbies, or just a quiet escape. And when the kids were younger, watching them laugh and play in every corner of the yard created memories that still fill this space.

Beyond the house itself, the neighbourhood of Cliffside has been incredible. With parks, restaurants, and the renowned Scarborough Bluffs all within reach, it's a balance of urban and suburban life that's hard to find. We loved being able to walk our kids to John A. Leslie Elementary, just five minutes away, and that the GO Train is close by, making city commutes a breeze. Some of Toronto's best Thai food is also just a quick stroll down the street, making dinners out an easy and enjoyable treat.

Over time, we've made intentional upgrades to reflect our values and create a home that's as kind to the planet as it is to its owners. The solar panels, high-efficiency heat pump, and updated roof and electrical system have transformed this house into a nearly zero-emissions property. These changes don't just lower your carbon footprint—they bring real savings on energy costs, making it a home that gives back to both the environment and your wallet.

Improvements to Property:

- Roof (2022)
- Solar Panel System (2022)
- 200amp Electrical Service & Breaker Panel (2022)
- Hot Water Tank (2022)
- Air Conditioner/Air-source Heat Pump (2022)
- Smart Thermostat (2022)
- Furnace (2018)
- Lorex Security Camera System
- Built-in Dishwasher (2022)
- Washer & Dryer (2022)
- Microwave/Exhaust Fan (2024)
- Broadloom on Stairs (2024)

Included with Property:

- Appliances: Refrigerator (as-is), Stove, Built-in Dishwasher, Built-In Microwave/Exhaust Fan, Washer & Dryer.

- All existing electrical light fixtures, window coverings, bathroom mirrors and wall-mounted shelving
- Lorex Security Camera System
- Solar Panel System
- Smart Thermostat – optimised to support hybrid HVAC system (air-source heat pump + high-efficiency gas furnace)
- Owned: Furnace, Air Conditioner/Air-source Heat Pump, Hot Water Tank

Excluded from the Property:

- All furniture, accessories and décor related to staging
- Dining Room curtains

Rentals (assumable):

- There are no rental items associated with this property.

Neighbourhood Highlights:

- Transit: Nearest TTC street-level stop: Park St at Atlee Ave (0.12kms or 2 mins walk), nearest GO Train stop: Scarborough GO (0.64kms or 7 mins walk)
- Restaurants and Cafes: Quick walk to all of the cafes, restaurants and shops on Kingston Rd & at St Clair Ave E. A favourite is “Jatujak” - one of the best Thai restaurants in the city and is only a 10 minute walk away!
- Conveniences: Really diverse mix of large and local grocery/market options, but if you just need the basics there is a No Frills within a 10 min drive
- Recreation: JA Leslie Tot Lot (0.24kms, playground), Sandown Park (0.29kms, playground, sports field, splash pad), Natal Park (0.38kms, playground, open green space, trail), Bluffer’s Park & Beach (0.73kms, trail, beach, boating facilities, picnic area)
- Safety & Security: Scarborough Health Network – General Campus at 3050 Lawrence Ave E (4.85kms), Fire Station 223 at 116 Dorset Rd (1.89kms), Police 41 Division at 2222 Eglinton Ave E (2.98kms)
- Schools: ASSIGNED: John A. Leslie Public School (P, JK-8), ÉÉ Jeanne-Lajoie (P-French, JK-6), ÉS Michelle-O’Bonsawin (P-French, 7-9), R. H. King Academy (P, High School 9-12), Collège français secondaire (P-French Middle & High School 7-12); St. Theresa Shrine Catholic School (Catholic, JK-8), ÉÉC Georges-Étienne-Cartier (Catholic French, JK-6), ÉÉC du Bon-Berger (Catholic French, JK-6), ÉSC Père-Philippe-Lamarche (Catholic French Middle & High School 7-12); NEARBY: Broadlands Public School (P, French Immersion K-5), St. John Henry Newman Catholic High School (Catholic High School 9-12), St. Joan of Arc Catholic Academy (Catholic High School 9-12), Neil McNeil Catholic High School (Catholic High School, 9-12, All Male); PRIVATE: Salaheddin Islamic School, Khairul Ummah School