



FOR SALE

DETACHED

MLS# C13123178

434 Westmount Avenue, Toronto, ON M6E 3N5

Oakwood Village, Toronto · M6E 3N5

C\$ 1,370,000

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

ABOUT THIS PROPERTY

Welcome To This Stunning 3-Bedroom, 3-Bathroom Detached Home Offering A Warm And Inviting Ambiance, This Home Is Nestled In One Of Torontos Most Desirable Neighbourhoods. Offering A Thoughtfully Crafted Layout That Seamlessly Blends Style And Function Plus A Fully Finished Basement With A Separate Entrance And Kitchenette, This Residence Combines Original Character With Modern Conveniences.The Bright, Open-Concept Main Floor Features Hardwood Flooring, Pot Lights, And A Contemporary Kitchen Equipped With Stainless Steel Appliances . Upstairs, Three Spacious Bedrooms And An Updated Full Bathroom Provide Comfortable Family Living. The Finished Basement Includes A Kitchenette, 3-Piece Bath, And Above-Grade Windows, Perfect For In-Law Accommodation Or Rental Potential. Step Outside To Your Large, West-Facing Deck And Private Garden/Play Area Ideal For Entertaining Or Relaxing. Additional Highlights Include A Built-In Garage, Private Driveway With Parking For Up To Five Vehicles, Low-Maintenance Landscaping, And A Charming Covered Front Porch. Perfectly Situated With Easy Access To The Upcoming Eglinton Crosstown LRT, Allen Road, Local Parks, Schools, And Vibrant Shops And Restaurants Along Dufferin And Rogers Road. Don't Miss This Incredible Opportunity. Please see the attached list of renovations that were completed within the past year. Your Dream Home Is Just A Showing Away. Lets Turn Dreams Into Keys Today!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Walk-Out
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,735
POSTAL CODE	M6E 3N5
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor

#34 Westmount Avenue, Toronto, ON M6E 3N5

ROYAL LEPAGE URBAN REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, W/O To Balcony
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Main	—	Hardwood Floor, Overlooks Dining, Sliding Doors
Primary Bedroom	Second	—	Hardwood Floor, Large Window
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Large Window
Kitchen	Lower	—	Tile Floor, Stainless Steel Appl
Living Room	Lower	—	Hardwood Floor, Above Grade Window
Bedroom	Lower	—	Hardwood Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE URBAN REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.