



FOR SALE

SEMI-DETACHED

MLS# C13635460

28 Roywood Drive, Toronto, ON M3A 2C6

Parkwoods-Donalda, Toronto · M3A 2C6

C\$ 949,000

5	3	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautiful Family Home In Highly Sought After Parkwoods Neighbourhood. Amazing Investment With LEGAL BASEMENT APT. Completely Tenanted currently fetching \$4200/mo - Main Home features 4 Bedrooms, Lower level Legal Basement Apt features 5th Brm With Separate Entrance. This Home has 3 Washrooms. Central Ac.Two Crawl Spaces. Mature Trees.Ttc At The Door.Minutes To 401, 404 & Dvp. Walk To Parkway Mall & Parkwoods Plaza. Few Minutes Walk To Public,Middle Or French Schools Or Victoria Park Ci Gifted Ib Program. 2 Parks For Children Play Area,Soccer Field, Tennis Courts Or Skating. Available For Immediate Occupancy. This is a Renovated Back Split Unit With Updated Bright And Spacious Spaces. The Main Floor Has a Open Concept Kitchen Living Space. Legal Finished Basement Apartment W/Separate Entrance And Ample Parking. Location! Location! Location! Is Key To This Property. Ttc At Door Steps. Minutes To 401, 404 & Dvp; Malls, Public Schools, Parks & Skating Arenas. Ample Space With Private Backyard.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

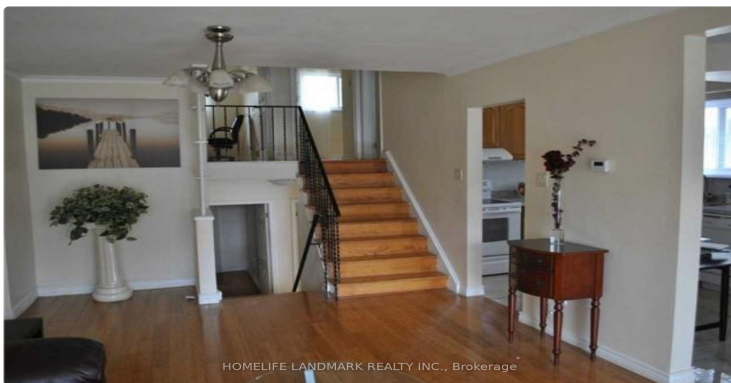
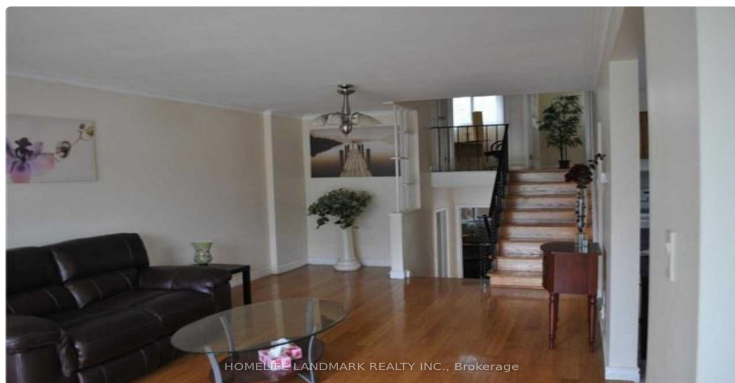
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,271
POSTAL CODE	M3A 2C6
NEIGHBOURHOOD	Parkwoods-Donalda

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.20 x 3.59	Hardwood Floor, Large Window, Combined w/Dining
Dining Room	Main	6.20 x 3.59	Hardwood Floor, Combined w/Living
Kitchen	Main	5.63 x 2.48	Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	3.96 x 2.55	Hardwood Floor, Window, Closet
Bedroom 2	Second	3.56 x 3.23	Hardwood Floor, Window, Closet
Primary Bedroom	In Between	3.58 x 3.50	Hardwood Floor, Double Closet
Bedroom 4	In Between	3.29 x 2.55	Hardwood Floor, Sliding Doors, Window
Bedroom 5	Basement	4.07 x 2.19	Broadloom
Living Room	Basement	3.86 x 3.56	Broadloom, Window, 3 Pc Bath
Kitchen	—	—	Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.