



FOR SALE

DETACHED

MLS# C13636702

# 19 Wigan Crescent, Toronto, ON M3H 3A3

Clanton Park, Toronto · M3H 3A3

C\$ 899,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,300 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A rare opportunity in highly sought-after Clanton Park, set on an exceptional lot that widens dramatically to approximately 130 feet at the rear, creating one of the largest and most impressive backyards in the neighbourhood. The expansive, pool-sized outdoor space offers endless possibilities for entertaining, recreation, future landscaping or the creation of a truly remarkable custom residence. The existing home provides the flexibility to move in, renovate over time or build your dream home on this outstanding property. A separate side entrance leads to a spacious finished lower level featuring two bedrooms, a kitchen and generous living space, making it ideal for extended family, guests or additional household use. Perfectly positioned for everyday convenience, the property is only minutes from Highway 401, Allen Road and subway service, providing easy access throughout Toronto. Enjoy the ability to walk to neighbourhood schools, restaurants, shopping, public transit and places of worship. An exceptional combination of lot size, location and future potential in one of Clanton Park's most desirable family communities.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

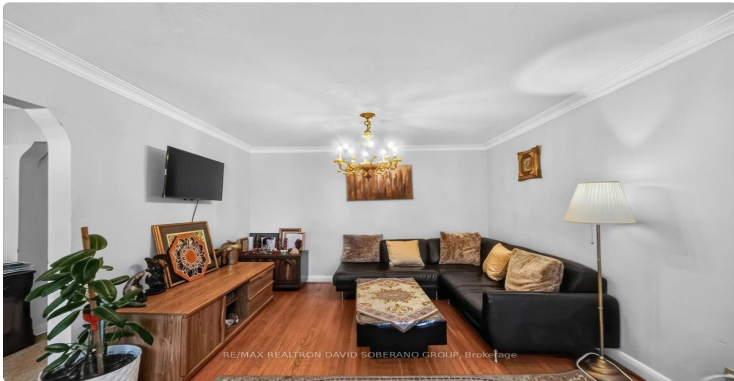
|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | Bungalow                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | West                        |
| AREA RANGE     | 1100-1500 sqft              |
| PARKING        | 4 spaces                    |
| ANNUAL TAX     | \$6,726                     |
| POSTAL CODE    | M3H 3A3                     |
| NEIGHBOURHOOD  | Clanton Park                |

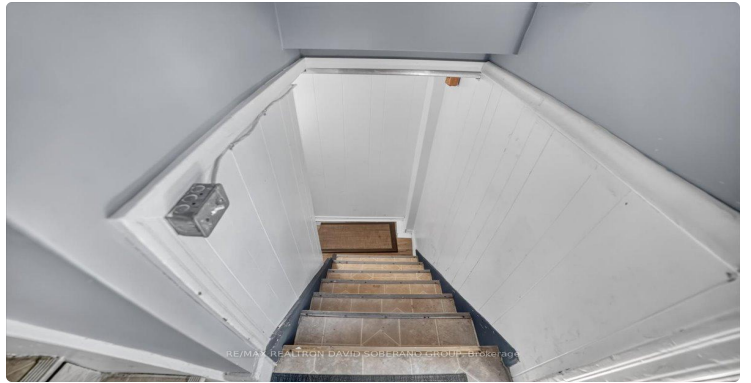
## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS  | FEATURES               |
|-------------|----------|-------------|------------------------|
| Living Room | Main     | 5.33 x 3.35 | Hardwood Floor, Window |
| Laundry     | Basement | —           | —                      |
| Dining Room | Main     | 3.52 x 2.76 | Tile Floor, Window     |

| ROOM            | LEVEL    | DIMENSIONS  | FEATURES                                |
|-----------------|----------|-------------|-----------------------------------------|
| Kitchen         | Main     | 3.80 x 2.80 | Vinyl Floor, Window, Combined w/Laundry |
| Primary Bedroom | Main     | 3.87 x 3.34 | Hardwood Floor, Window, Closet          |
| Bedroom 2       | Main     | 3.30 x 2.70 | Hardwood Floor, Window, Closet          |
| Bedroom 3       | Main     | 3.35 x 3.70 | Hardwood Floor, Window, Closet          |
| Bedroom 4       | Basement | 4.80 x 3.30 | Tile Floor, Window                      |
| Bedroom 5       | Basement | 5.00 x 4.25 | Hardwood Floor, Window                  |
| Kitchen         | Basement | 3.30 x 3.30 | Hardwood Floor, Window                  |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX REALTRON DAVID SOBERANO GROUP

**Email:** pshaganenko@gmail.com

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.