



FOR SALE

DETACHED

MLS# C13655008

46 Bowerbank Drive, Toronto, ON M2M 1Z8

Newtonbrook East, Toronto · M2M 1Z8

C\$ 1,338,000

5	3	1,750	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location, location, location! This spacious and inviting family home is perfectly situated on a quiet crescent backing onto a school that feels just like a park. It's only steps from Yonge Street, the subway, shopping, dining, and more. Sitting on a premium 50x121 ft lot with no sidewalk, it offers extra privacy and parking. This beautifully renovated 4-level side split bungalow features a shortcut walkway for a quick 5-minute stroll to Finch Subway Station, TTC transit, and Yonge Street. Enjoy the best of both worlds with convenient urban access and a peaceful, cozy, country-like neighborhood feel. The home boasts brand new stainless steel appliances, a new furnace, air conditioner, hot water heater (rented), and a new garage door with an updated driveway. The Newtonbrook Park, with scenic hiking and biking trails just minutes away. Key features include two separate entrances, two kitchens, -perfect for multi-generational living. The open-concept main floor offers a large living and dining area plus a bright sunroom overlooking the private backyard. Upstairs, you'll find three spacious bedrooms and a modern full bathroom with a backlit timed mirror and designer tile. The ground level has two bedrooms, a powder room, and easy backyard access. The finished basement includes an open living area, kitchen, and brand-new full bathroom-ideal for extended family. This move-in-ready home combines comfort, convenience, and income potential in a welcoming neighborhood. Don't miss out!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

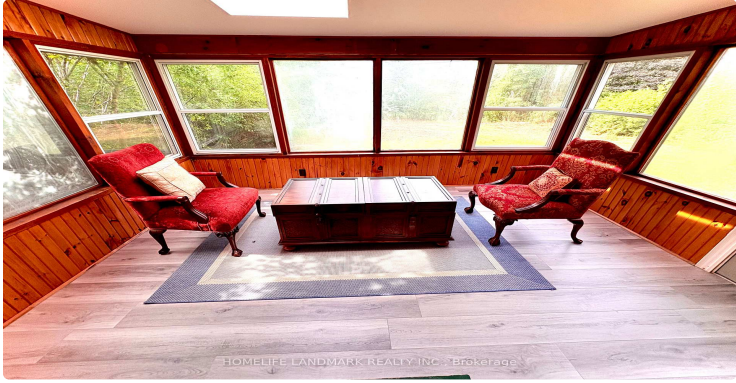
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$7,714
POSTAL CODE	M2M 1Z8
NEIGHBOURHOOD	Newtonbrook East

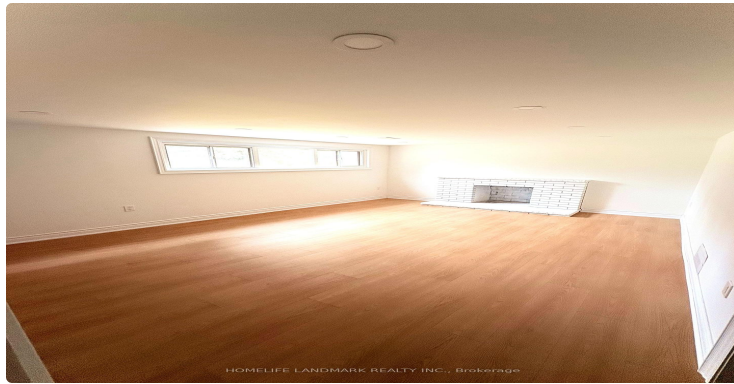
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
46 Bowerbank Drive, Toronto, ON M2M 1Z8			HOMELIFE LANDMARK REALTY INC.

Sunroom	Main	—	Window, Walk-Out, Skylight
Living Room	Main	—	Laminate, Combined w/Dining
Dining Room	Main	—	Laminate, Open Concept
Kitchen	Main	—	Laminate, Window
Primary Bedroom	Upper	—	Window, Closet
Bedroom 2	Upper	—	Window
Bedroom 3	Upper	—	Window
Bedroom 4	In Between	—	Window
Bedroom 5	In Between	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

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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.