



FOR SALE

DETACHED

MLS# C13758136

288 Betty Ann Drive, Toronto, ON M2R 1B1

Willowdale West, Toronto · M2R 1B1

C\$ 1,450,000

5	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This exceptional Willowdale West residence sits on a generous 50 x 133 ft lot ..this 3+ 2 bedrooms, 2 bathrooms property offers exceptional potential for investors, developers, or families ready to renovate or build a custom home. Located on a quiet, tree-lined street in a highly sought-after neighbourhood, the home is within walking distance to the TTC subway, parks, schools, shops, and North York City Centre-offering a seamless balance of tranquility and urban convenience. Surrounded by upscale custom homes and ongoing redevelopment, the property is ideally positioned for renovation or new construction. Just minutes from Yonge & Sheppard, residents enjoy easy access to restaurants, shopping, and everyday amenities. Nearby green spaces, including Earl Bales Park, provide year-round outdoor enjoyment, while commuters benefit from quick access to Highways 401 and 400, and a short drive to Toronto Pearson International Airport. An outstanding opportunity to secure a prime lot in an evolving North York enclave-ideal for both investment and end-user vision. this property has hardwood floors throughout main and basement. Kitchen W/Granite Counters, Undermnt Sink, Gas Range. Open concept kitchen with breakfast bar, bright Open dining and living area. Master bedrm walks into main bathroom. bathroom, W/DbI vanity, bath tub & glass shower. finished two bed rooms basement with private entrance and kitchen .

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,673
POSTAL CODE	M2R 1B1
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.12 x 3.91	Stainless Steel Appl, Breakfast Bar, Double Sink
Living Room	Main	3.71 x 5.26	Hardwood Floor, Open Concept, French Doors

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.30 x 3.28	Hardwood Floor, Open Concept, Large Window
Primary Bedroom	Main	3.45 x 3.66	Hardwood Floor, Double Closet, Semi Ensuite
Bedroom 2	Main	4.57 x 3.66	Hardwood Floor, W/O To Deck, W/O To Yard
Bedroom 3	Main	3.51 x 3.38	Hardwood Floor, Large Window, Large Closet
Bathroom	Main	—	6 Pc Ensuite, Double Sink, Window
Recreation	Basement	8.61 x 3.81	Hardwood Floor, Recessed Lighting, Window
Bedroom 4	Basement	3.84 x 3.23	Broadloom, Closet
Media Room	Basement	3.43 x 7.11	Broadloom
Laundry	Basement	3.20 x 3.30	Concrete Floor, Window
Bathroom	Basement	—	3 Pc Bath, Ceramic Floor, Window

GALLERY





LISTING AGENT

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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.