



RE/MAX EXCEL REALTY LTD. Brokerage

FOR SALE

SEMI-DETACHED

MLS# C13789680

155 Edmonton Drive, Toronto, ON M2J 3X3

Pleasant View, Toronto · M2J 3X3

C\$ 899,000

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

ABOUT THIS PROPERTY

Fantastic Opportunity! Welcome to this spacious and bright 3+2 bedroom Duplex bungalow in the highly desirable and family-friendly community of North York. Offering a rare and highly versatile layout with three separate living areas, each featuring its own kitchen, bathroom, and laundry, along with two separate entrances, this home presents an exceptional opportunity for investors, multi-generational families, or buyers seeking excellent rental income potential. The main floor features hardwood flooring throughout, a open-concept living and dining area, and a bright kitchen with an eat-in breakfast area. Step outside to enjoy the front balcony perfect for relaxing and entertaining. The lower levels offer additional bedrooms and versatile living spaces, including a walk-out to the backyard, providing excellent flexibility and privacy. Enjoy an unbeatable location just steps from TTC, Seneca College, Pleasant View Community Centre, parks, schools, shopping, and everyday amenities, with easy access to Highways 401, 404, and the DVP. Fairview Mall and numerous restaurants and services are also just minutes away. A rare opportunity to own a highly versatile home in one of North York's most convenient and sought-after communities, offering multiple living spaces, excellent rental potential, and an exceptional location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,143
POSTAL CODE	M2J 3X3
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept
Dining Room	Main	—	Hardwood Floor, Combined w/Living

135 Edmonton Drive, Toronto, ON M2J 3X3

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Vinyl Floor, Eat-in Kitchen, Overlooks Frontyard
Breakfast	Main	—	Vinyl Floor, Open Concept, Overlooks Frontyard
Primary Bedroom	Main	—	Hardwood Floor, Overlooks Backyard, Large Closet
Bedroom 2	Main	—	Hardwood Floor, Overlooks Backyard, Closet
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Living Room	Lower	—	Laminate, W/O To Yard
Bedroom	Lower	—	3 Pc Ensuite, Closet, Above Grade Window
Bedroom	Lower	—	3 Pc Ensuite, Closet, Above Grade Window
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GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX EXCEL REALTY LTD.

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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.