



FOR SALE

SEMI-DETACHED

MLS# C13858418

9 Ivan Nelson Drive, Toronto, ON M2R 3P6

Westminster-Branson, Toronto · M2R 3P6

C\$ 1,150,000

7	4	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Must come see. Very large home in good condition. Just move right in. Bright and spacious. Great for large family or 2 families. 2 large, bright, renovated eat-in kitchen. Prime quiet family neighborhood across from park. Income potential. Short bus ride to Yonge or York University subway. Very close to G. Ross Lord Park with small lake, river and trails. New library opening soon steps away. Steps to Northview High School. Good stores, shopping and medical facilities nearby.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Backsplit 5
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,026
POSTAL CODE	M2R 3P6
NEIGHBOURHOOD	Westminster-Branson

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, W/O To Balcony, French Doors
Dining Room	Main	—	Hardwood Floor, Glass Doors, Closet
Kitchen	Main	—	Quartz Counter, Eat-in Kitchen, Large Window
Primary Bedroom	Upper	—	Hardwood Floor, Double Closet, Large Window
Bedroom 2	Upper	—	Hardwood Floor, Large Window, Closet
Bedroom 3	Upper	—	Hardwood Floor, Large Window, Closet
Family Room	In-Between	—	Hardwood Floor, Sliding Doors, W/O To Deck

2440 Nelson Drive, Toronto, ON M2R 3P6

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	In Between	—	Hardwood Floor, Large Window
Bedroom 5	In Between	—	Hardwood Floor, Large Window, Fireplace
Kitchen	Ground	—	Walk-Out, W/O To Garage, Quartz Counter
Bedroom	Basement	—	Fireplace, Window, Vinyl Floor
Bedroom	Basement	—	Window, Vinyl Floor

GALLERY





LISTING AGENT

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RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.