



FOR SALE

DETACHED

MLS# C14034834

# 74 Aspenwood Drive, Toronto, ON M2H 2E9

Hillcrest Village, Toronto · M2H 2E9

C\$ 1,288,000

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

## ABOUT THIS PROPERTY

// BRICK ALL-AROUND HOUSE(no AL siding,Stucco, Wood Siding etc) // Totally Renovated T/O. \$\$\$ Spent\* Updated Modern Stone Kitchen Top Counter with Matching Stone Slab Backsplash , Counter Lighting and Large Lit with Glass Panel Wall Pantry \* 3 Fully Renovated Baths with stone counter bath tops\* Thermal Windows\*Hardwood Floors Throughout top 2 levels\* Durable Porcelain Tiles\* Numerous Pot Lights \*Main Floor Laundry\* Wrought Iron Railing with Newer Stair\* Stone Fireplace\* 2 Walk-outs( Family Room & Dining Room) to private fully fence yard! Lovely, Spacious Front Veranda. Modern Frosted/Glazed Glass Metal Insulated Front Door with matching side panels! Self-Contained Professionally Finished Basement In-Law Suite with its own Modern Stone-Top Kitchen, 3-PC Bath & Roughed-In Laundry with potential separate entrance. 59.26' Frontage! Excellent School Zone: A.Y Jackson, Cliffwood etc. Shows to Perfection! Newer Roof(circa 2022-2023)\* Freshly Painted(2026)\* Newly Tiled Kitchen Floor(2026)\* Cornice Moulding\* Replaced Higher Baseboards\* Cold Room with window for extra storage\* Over-Sized Double Garage with extra height for potential future Mezzanine\* Planters\*

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

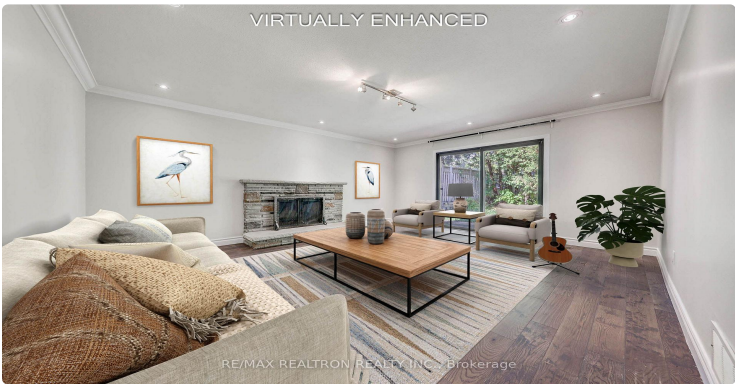
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | North             |
| AREA RANGE     | 1500-2000 sqft    |
| PARKING        | 4 spaces          |
| ANNUAL TAX     | \$8,233           |
| POSTAL CODE    | M2H 2E9           |
| NEIGHBOURHOOD  | Hillcrest Village |

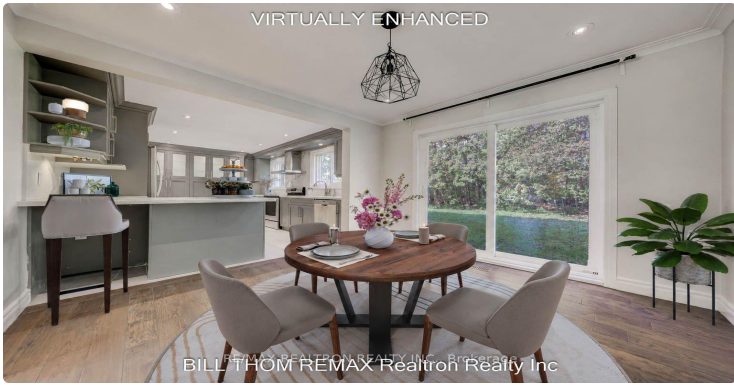
## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS  | FEATURES                                   |
|-------------|--------|-------------|--------------------------------------------|
| Living Room | Ground | 5.56 x 3.63 | Hardwood Floor, Picture Window, Pot Lights |
| Dining Room | Ground | 3.34 x 3.00 | Hardwood Floor, Pot Lights                 |

| ROOM            | LEVEL    | DIMENSIONS  | FEATURES                                        |
|-----------------|----------|-------------|-------------------------------------------------|
| Kitchen         | Ground   | 4.78 x 3.31 | Stone Counters, Pantry, Renovated               |
| Family Room     | Ground   | 4.00 x 4.96 | Walk-Out, Brick Fireplace, Hardwood Floor       |
| Primary Bedroom | Second   | 4.82 x 3.30 | Hardwood Floor, 4 Pc Bath, Pot Lights           |
| Bedroom         | Second   | 2.82 x 3.30 | Hardwood Floor, Closet, Casement Windows        |
| Bedroom         | Second   | 3.00 x 3.42 | Hardwood Floor, Closet, Casement Windows        |
| Bedroom         | Second   | 2.97 x 2.60 | Hardwood Floor, Closet, Window                  |
| Kitchen         | Basement | 2.82 x 2.74 | Porcelain Floor, Stone Counters, Modern Kitchen |
| Breakfast       | Basement | 5.18 x 1.95 | Porcelain Floor, Window, Pot Lights             |
| Recreation      | Basement | 7.62 x 3.73 | Laminate, 3 Pc Bath, Pot Lights                 |
| Game Room       | Basement | 6.02 x 3.09 | Laminate, Pot Lights, Window                    |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.