



RE/MAX REALTRON DAVID SOBERANO GROUP Brokerage

FOR SALE

DETACHED

MLS# C14125386

108 York Downs Drive, Toronto, ON M3H 2G7

Clanton Park, Toronto · M3H 2G7

C\$ 989,900

4	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bring your vision to 108 York Downs Drive! This brick three-level sidesplit offers a versatile layout and an opportunity to move in, update at your own pace or plan a larger renovation. A skylit entry welcomes you into bright living and dining rooms, complemented by a functional kitchen and hardwood flooring in several rooms. With one bedroom on the main floor and two upstairs, the layout provides flexibility for a variety of needs. An unheated rear sitting room extends to the deck, creating a pleasant space for seasonal enjoyment overlooking a backyard framed by mature trees. The lower level features a separate side entrance, recreation area, second kitchen, bathroom and laundry, offering potential for a basement apartment, subject to necessary approvals. An appealing opportunity for first-time buyers, renovators and investors, with future possibilities for those exploring redevelopment, subject to applicable approvals. Make it your own today and explore its potential for tomorrow.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 3
PROPERTY TYPE	Detached
BASEMENT	Apartment, Development Potential, Partially Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,395
POSTAL CODE	M3H 2G7
NEIGHBOURHOOD	Clanton Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Mirrored Closet, Skylight
Living Room	Main	—	Combined w/Dining, Large Window, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Walk Out

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ROOM	LEVEL	DIMENSIONS	FEATURES
Sitting	Main	—	Walk-Out
Kitchen	Main	—	Ceramic Floor, Window
Bedroom 3	Main	—	Hardwood Floor, Window
Bathroom	Main	—	4 Pc Bath, Ceramic Floor
Primary Bedroom	Second	—	Hardwood Floor, Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Large Window
Living Room	Basement	—	Window, Broadloom, B/I Shelves
Recreation	Basement	—	Cedar Closet(s), Broadloom
Bathroom	Basement	—	4 Pc Bath, Ceramic Floor
Kitchen	Basement	—	Ceramic Floor
Utility Room	Basement	—	Concrete Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.