

FOR SALE | DETACHED | MLS# C14157300

91 Wigmore Drive, Toronto, ON M4A 2E9

Victoria Village, Toronto · M4A 2E9

C$ 1,199,000

5	2	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Opportunity On One Of Victoria Village's Most Desirable Streets! Welcome To 91 Wigmore Drive, A Beautifully Maintained 3-Bedroom Bungalow Situated On A Quiet, Highly Sought-After Stretch Of The Street, Across From Wigmore Park. Set On A Premium, Flat 50 X 125 Ft Lot, This Home Offers Over 2,500+ Sq Ft Of Total Finished Living Space. The Bright Main Floor Features Three Spacious Bedrooms, Hardwood Flooring, A Large Kitchen With Stainless Steel Appliances And Granite Countertops, And A Charming Two-Way Wood-Burning Fireplace. The Living And Dining Rooms Overlook The Private Garden, Creating A Warm And Inviting Atmosphere. The Finished Basement Offers A Separate Entrance, Full Kitchen, Washroom And Two Additional Rooms, Ideal For Extended Family Or Multigenerational Living. Create Your Own Outdoor Oasis In The Expansive, Private Backyard, Perfect For Entertaining, Gardening And Family Gatherings. A Built-In Garage And Extra-Deep Extented Driveway Provide Parking For 6+ Vehicles. Enjoy An Unbeatable Location Just Steps From Parks, Schools, Shopping And Public Transit, With Convenient Access To The Eglinton Crosstown LRT, Charles Sauriol Conservation Area, East Don River Trails And Major Highways. Homes On This Coveted Stretch Of Wigmore Drive Are Rarely Offered. Don't Miss Your Chance To Own This Exceptional Property In A Welcoming, Family-Friendly Neighbourhood!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Place Of Worship
- ✓ Park
- ✓ Greenbelt/Conservation
- ✓ 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	7 spaces
ANNUAL TAX	$6,357
POSTAL CODE	M4A 2E9
NEIGHBOURHOOD	Victoria Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	6.10 x 3.98	Hardwood Floor, Overlooks Garden, Fireplace
Dining Room	Ground	3.20 x 2.85	Hardwood Floor, Overlooks Garden, Fireplace

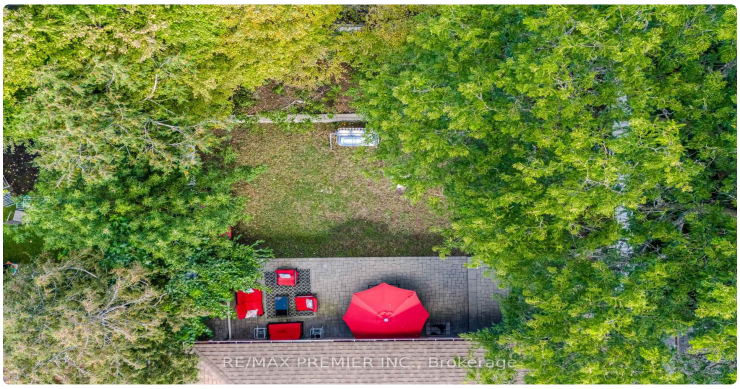
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	4.33 x 3.08	Updated, Eat-in Kitchen, Stainless Steel Appl
Primary Bedroom	Ground	4.57 x 3.35	Hardwood Floor, His and Hers Closets
Bedroom 2	Ground	3.08 x 3.08	Hardwood Floor, Closet
Bedroom 3	Ground	3.48 x 2.98	Hardwood Floor, Closet
Bathroom	Ground	2.16 x 1.98	4 Pc Bath, Updated
Foyer	Ground	2.78 x 1.49	Updated, Tile Floor, Closet
Bedroom	Basement	6.40 x 2.78	Closet
Bedroom	Basement	4.18 x 2.93	Updated
Living Room	Basement	8.32 x 3.81	Pot Lights, Laminate
Dining Room	Basement	—	Pot Lights, Laminate
Bathroom	Basement	2.32 x 2.19	4 Pc Bath, Updated, Tile Floor
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GALLERY


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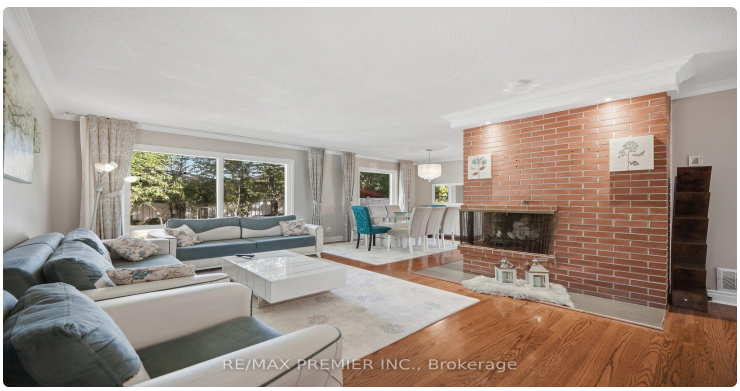

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LISTING AGENT

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