



FOR SALE

DETACHED

MLS# E13004666

36 Delawana Drive, Toronto, ON M1G 2A8

Woburn, Toronto · M1G 2A8

C\$ 999,000

8	4	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Beautifully maintained and thoughtfully updated, this spacious home offers a perfect blend of comfort and functionality in a desirable family-friendly neighborhood. Featuring a bright and open layout with generous principal rooms, a modern kitchen with ample cabinetry, and well-sized bedrooms, this property is ideal for growing families or savvy investors. The finished lower level provides additional living space with great potential for extended family use or rental income. Enjoy a private backyard perfect for entertaining, along with convenient access to transit, schools, parks, shopping, and major highways. A fantastic opportunity to own a versatile home in a prime location.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Apartment
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,117
POSTAL CODE	M1G 2A8
NEIGHBOURHOOD	Woburn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Overlooks Frontyard
Kitchen	Main	—	Stainless Steel Appl, Large Window, Hardwood Floor
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Primary Bedroom	Main	—	Hardwood Floor, Closet, Large Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Window

1234 Wabana Drive, Toronto, ON M1G 2A8

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	Hardwood Floor, Window
Bedroom 4	Main	—	Hardwood Floor, Window
Kitchen	Basement	—	—
Bedroom 5	Basement	—	Hardwood Floor
Bedroom	Basement	—	Hardwood Floor
Bedroom	Basement	—	Hardwood Floor
Bedroom	Basement	—	—

LISTING AGENT

Pavel Shaganenko

RE/MAX ACE REALTY INC.

Email: pshaganenko@gmail.com

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