



FOR SALE

DETACHED

MLS# E13417204

11 Bucannan Road, Toronto, ON M1R 3V2

Wexford-Maryvale, Toronto · M1R 3V2

C\$ 888,888

5	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Beautifully Maintained Detached Home Offering A Versatile 3+2 Bedroom, 2-Bathroom Layout With A Fully Finished Basement Apartment - Ideal For Extended Family Living Or Additional Income Potential. The Original Third Bedroom Has Been Expanded Into A Spacious Primary Retreat And Can Easily Be Converted Back At The Seller's Expense.The Main Level Showcases Hardwood Flooring, Elegant Crown Moulding, And A Bright Open-Concept Living And Dining Area Filled With Natural Light From Large Picture Windows. The Updated Kitchen Features White Cabinetry, Ceramic Backsplash, Stainless Steel Appliances, Tiled Countertops, A Centre Island With Breakfast Bar, And Pot Lighting Throughout.The Lower Level Offers A Separate Living Space Complete With Its Own Kitchen, Large Recreation Area, Two Bedrooms, And A Full Bathroom - Perfect For In-Law Accommodation Or Rental Use.Recent Improvements Include A Newer A/C Unit (Approx. 2 Years), Roof (Approx. 5 Years), Newly Refinished Oversized Driveway (Approx. 4 Months), Updated Front Windows (Approx. 4 Years), And Kitchen Windows (Approx. 3 Years).Enjoy Outdoor Living On The Covered Front Porch Or In The Private Backyard Featuring A Patio Area Perfect For Entertaining. Conveniently Located Close To Parks, Schools, Shopping, And Everyday Amenities, This Home Offers The Perfect Blend Of Comfort, Space, And Flexibility.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,289
POSTAL CODE	M1R 3V2
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Window, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Hardwood Floor

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Bucannan Road, Toronto, ON M1R 3V2

CENTURY 21 PERCY FULTON LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Centre Island, Tile Floor
Primary Bedroom	Main	—	Picture Window, Hardwood Floor
Bedroom 2	Main	—	Closet, Picture Window
Bedroom 3	Basement	—	—
Bedroom 4	Basement	—	—
Recreation	Basement	—	—

LISTING AGENT

Pavel Shaganenko

CENTURY 21 PERCY FULTON LTD.

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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.