



FOR SALE

CONDO TOWNHOUSE

MLS# E13633060

117 Burrows Hall Boulevard 11, Toronto, ON M1B 1Z7

Malvern, Toronto · M1B 1Z7

C\$ 499,900

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

ABOUT THIS PROPERTY

Welcome to this bright and spacious townhouse offering nearly 1,400 sq. ft. of above-grade living space, plus a finished basement that provides exceptional versatility for Family living, a home office, or recreation. Large windows throughout fill the home with natural light, creating a warm and inviting atmosphere. The spacious main level features a large combined Living Rm/Dining Rm with a wood-burning fireplace and walk-out to a beautiful courtyard. The thoughtfully updated Primary bedroom with new luxury vinyl flooring also overlooks the courtyard. Two more good sized bedrooms and a 4-piece bath complete the upper level. There's a bright, functional eat-in kitchen for everyday Family meals! This home blends everyday comfort with modern appeal! A standout feature is the finished basement's direct, private access to the underground parking garage - a rare convenience you'll appreciate all year round! Step outside to enjoy your own private, landscaped courtyard, an ideal space for relaxing, gardening, or entertaining Family and Friends. This immaculately maintained unit has a new furnace & humidifier! The roof, eaves & board and batten have all recently been done by the Condo Corp. Set within a beautifully maintained community, residents enjoy mature trees, lush gardens, abundant visitor parking and access to a seasonal outdoor pool. Perfectly situated for Families and commuters alike, this home is just steps from schools, parks, shopping, banks, and everyday amenities. You'll also appreciate the close proximity to Centennial College, the University of Toronto Scarborough, new community and recreation centres, Highway 401, and TTC transit, providing easy access throughout the GTA.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

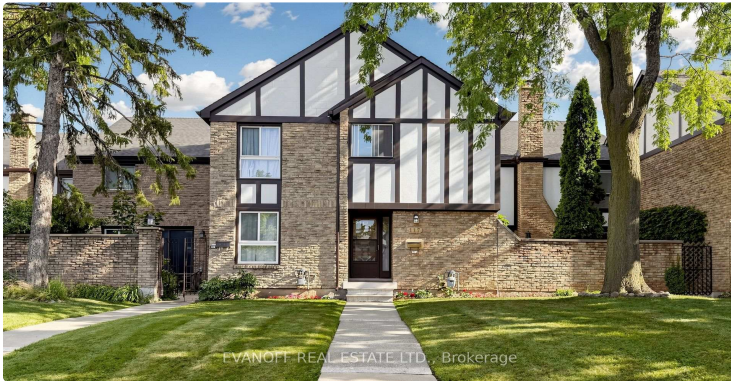
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1200-1399 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,386
POSTAL CODE	M1B 1Z7
NEIGHBOURHOOD	Malvern

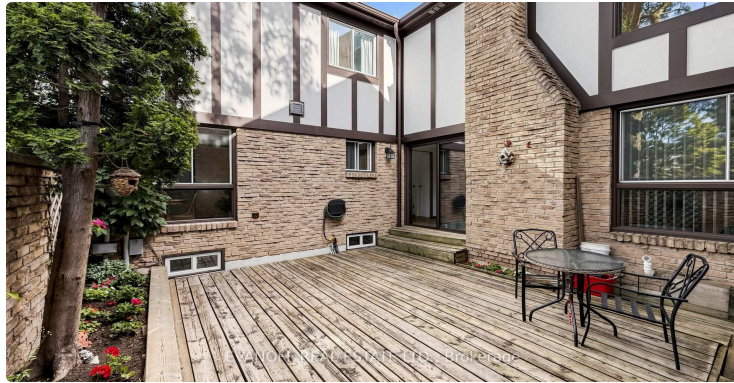
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Broadloom, Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living, W/O To Terrace, Broadloom
Kitchen	Main	—	Eat-in Kitchen
Primary Bedroom	Second	—	Vinyl Floor, Double Closet
Bedroom 2	Second	—	Broadloom, Double Closet
Bedroom 3	Second	—	Broadloom, Double Closet
Recreation	Basement	—	Dry Bar, Panelled, Broadloom
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GALLERY





LISTING AGENT

Pavel Shaganenko

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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.