



FOR SALE

DETACHED

MLS# E13666554

# 117 Ambercroft Boulevard, Toronto, ON M1W 3K8

Steeles, Toronto · M1W 3K8

C\$ 1,369,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 2,750 | 4       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to this spacious and meticulously maintained detached family home in the highly sought-after Steeles neighbourhood. Offering over 3,900 sq. ft. of finished living space, including the basement, this impressive residence features 5 generously sized bedrooms and a bright, functional layout designed for modern family living. The home showcases hardwood flooring throughout the second floor, complemented by newly upgraded flooring in the living room, family room on the main level and the sitting area in the basement. The inviting family room features a cozy fireplace, while the fully finished basement, complete with a second fireplace, offers the perfect space for entertaining, recreation, or extended family living. The updated kitchen is enhanced with elegant granite countertops, a new faucet and a granite backsplash, while all bathrooms have been beautifully renovated with contemporary finishes. Freshly painted throughout and accented by new lighting fixtures on the main floor, the home exudes a fresh, modern feel. Decorative wall trim installed throughout the main floor, second floor, and basement adds character, sophistication, and a refined finishing touch. Additional highlights include a walk-up basement and two cold rooms, providing exceptional functionality, storage, and future potential. Move-in ready and ideally located close to schools, parks, shopping, restaurants, public transit, and major highways, this outstanding home offers the perfect combination of space, comfort, style, and convenience in one of the area's most desirable family-friendly communities. \*\* Irregular lot: 51.48 ft x 111.03 ft x121.34 ftx 44.42 ft\*\*

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Finished       |
| FACING         | East           |
| AGE            | 31-50 years    |
| AREA RANGE     | 2500-3000 sqft |
| PARKING        | 4 spaces       |
| ANNUAL TAX     | \$7,627        |
| POSTAL CODE    | M1W 3K8        |
| NEIGHBOURHOOD  | Steeles        |

## ROOM BREAKDOWN

| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                          |
|-------------|----------|------------|---------------------------------------------------|
| Living Room | Ground   | —          | Vinyl Floor, Large Window, Formal Rm              |
| Dining Room | Ground   | —          | Vinyl Floor, Large Window, Formal Rm              |
| Family Room | Ground   | —          | Vinyl Floor, Large Window, Brick Fireplace        |
| Kitchen     | Ground   | —          | Ceramic Floor, W/O To Yard, Eat-in Kitchen        |
| Bedroom 5   | Ground   | —          | Ceramic Floor, Window                             |
| Bedroom     | Second   | —          | Hardwood Floor, 3 Pc Ensuite, Closet              |
| Bedroom 2   | Second   | —          | Hardwood Floor, Large Closet, Large Window        |
| Bedroom 3   | Second   | —          | Hardwood Floor, Mirrored Closet, Picture Window   |
| Bedroom 4   | Second   | —          | Hardwood Floor, Mirrored Closet, Picture Window   |
| Sitting     | Basement | —          | Vinyl Floor, Above Grade Window, Brick Fireplace  |
| Great Room  | Basement | —          | Ceramic Floor, Walk-Up, 3 Pc Bath                 |
| Kitchen     | Basement | —          | Ceramic Floor, Above Grade Window, Eat-in Kitchen |

GALLERY





## LISTING AGENT

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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.