



ROYAL LEPAGE SIGNATURE REALTY, Brokerage

FOR SALE

DETACHED

MLS# E13687620

# 48 Tower Drive, Toronto, ON M1R 3N9

Wexford-Maryvale, Toronto · M1R 3N9

C\$ 1,199,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,750 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

**\*\*\*4 BEDROOMS!!! RENOVATED & MOVE-IN READY!!! BACKING ONTO GREENSPACE!!!!** Nestled in the heart of Wexford-Maryvale, this beautiful family home offers the perfect blend of suburban charm and urban convenience. Boasting 1950 sq ft of above-grade living space, this property delivers the space today's families are searching for. The main floor welcomes you with a bright, spacious foyer featuring a large closet and a 2-piece bath with cozy in-floor heating. Step into the open-concept living, dining, and kitchen area flooded with natural light and finished with hardwood floors - whether hosting family or entertaining friends, this inviting space brings everyone together. Walk out to the expansive deck and enjoy summer evenings overlooking your private backyard with no neighbours behind and stunning sunset views. In the cooler months, gather around the custom wood-burning fireplace, creating the perfect cozy retreat. The updated kitchen is stylish and functional, featuring granite countertops, stainless steel appliances, and timeless finishes. Upstairs, you'll find 4 spacious bedrooms with hardwood floors throughout, including a primary suite complete with a walk-in closet and semi-ensuite access (with more cozy in-floor heating!). The basement provides abundant additional space ready to suit your needs. Partially finished and versatile, it's perfect for a home office, gym, rec room, or hobby space, while offering ample storage and future potential to grow with you. Located within an established family-friendly community with mature tree-lined streets, pride of ownership, and a welcoming atmosphere. Close to parks, schools, shopping, dining, public transit, Highway 401, and the DVP, making commuting across the city a breeze. Beautifully updated, lovingly cared for, and move-in ready...there's nothing left to do but pack your bags!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School

### PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Detached           |
| LISTING STATUS | For Sale           |
| STYLE          | 1 1/2 Storey       |
| PROPERTY TYPE  | Detached           |
| BASEMENT       | Partially Finished |
| FACING         | West               |
| AREA RANGE     | 1500-2000 sqft     |
| PARKING        | 4 spaces           |
| ANNUAL TAX     | \$4,559            |
| POSTAL CODE    | M1R 3N9            |
| NEIGHBOURHOOD  | Wexford-Maryvale   |

## ROOM BREAKDOWN

|                                     |       |            |          |                               |
|-------------------------------------|-------|------------|----------|-------------------------------|
| ROOM                                | LEVEL | DIMENSIONS | FEATURES | ROYAL LEPAGE SIGNATURE REALTY |
| 48 Tower Drive, Toronto, ON M1R 3N9 |       |            |          |                               |

|                 |          |   |                                                 |
|-----------------|----------|---|-------------------------------------------------|
| Recreation      | Basement | — | Pot Lights, Window, Double Closet               |
| Kitchen         | Main     | — | Stainless Steel Appl, Centre Island, Renovated  |
| Family Room     | Main     | — | Hardwood Floor, Fireplace, Open Concept         |
| Bedroom 3       | Second   | — | Hardwood Floor, Window, Closet                  |
| Dining Room     | Main     | — | Hardwood Floor, W/O To Deck, Open Concept       |
| Primary Bedroom | Second   | — | Hardwood Floor, Walk-In Closet(s), Semi Ensuite |
| Living Room     | Main     | — | Double Doors, Broadloom, Large Window           |
| Bedroom 2       | Second   | — | Hardwood Floor, Window, Closet                  |
| Bedroom 4       | Second   | — | Hardwood Floor, Window                          |

GALLERY





## LISTING AGENT

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**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.