



FOR SALE

DETACHED

MLS# E13728310

97 Morningview Trail, Toronto, ON M1B 5B2

Rouge E11, Toronto · M1B 5B2

C\$ 1,299,999

4	3	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious 4 bedroom, 3 bathroom home, offering a rare opportunity for buyers seeking size, flexibility, and convenience. The layout features generous room proportions throughout, making it an excellent fit for multigenerational families or anyone needing ample living space. Located in a highly accessible area, steps to TTC, minutes to Hwy 401, and surrounded by a wide range of amenities including places of worship, schools, shopping, restaurants, and recreation facilities, this property is truly a must see. The combination of convenience, connectivity, and community makes this an exceptional opportunity for buyers seeking both space and lifestyle.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Fenced Yard
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,844
POSTAL CODE	M1B 5B2
NEIGHBOURHOOD	Rouge E11

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Double Doors
Kitchen	Main	—	Window, Ceramic Floor
Breakfast	Main	—	Combined w/Kitchen, W/O To Deck, Ceramic Floor
Dining Room	Main	—	Window, Laminate
Den	Main	—	—
Family Room	Main	—	Window, Laminate

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ROOM	LEVEL	DIMENSIONS	FEATURES
Laundry	Main	—	—
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Combined w/Sitting
Bedroom 2	Second	—	Window, Closet
Bedroom 3	Second	—	Window, Closet
Bedroom 4	Second	—	Window, Closet
Recreation	Basement	—	—
Other	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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