



ONE PERCENT REALTY LTD. Brokerage

FOR SALE

LINK

MLS# E13734640

45 West Burton Court, Toronto, ON M1S 4P7

Agincourt South-Malvern West, Toronto · M1S 4P7

C\$ 820,000

4	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover this beautifully maintained 4-bedroom gem, nestled in a serene cul-de-sac. With bright, spacious rooms and a direct garage entry, this home is in impeccable, move-in ready condition. Enjoy the benefits of rare 4 bedrooms in this neighborhood with a finished basement. Perfectly located near all the essentials: TTC, top-rated Agincourt CI, Hwy 401, STC Shopping Mall, Centennial College, supermarkets, parks, and more. Don't miss out!!!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Link
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Link
BASEMENT	Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,755
POSTAL CODE	M1S 4P7
NEIGHBOURHOOD	Agincourt South-Malvern West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	5.06 x 3.08	Combined w/Living, Laminate
Bedroom 4	Second	3.69 x 2.50	Closet, Laminate, Window
Primary Bedroom	Second	4.85 x 2.74	Closet, Laminate, Window
Bedroom 2	Second	3.69 x 2.32	Closet, Laminate, Window
Bedroom 3	Second	3.69 x 2.50	Closet, Laminate, Window
Living Room	Ground	5.06 x 3.08	Combined w/Dining, Laminate, W/O To Yard

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	3.47 x 1.89	Overlooks Garden, Ceramic Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ONE PERCENT REALTY LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.