



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# E13747252

95 John Bell Crescent, Toronto, ON M1L 0G5

Clairlea-Birchmount, Toronto · M1L 0G5

C\$ 949,900

5	3	1,750	2	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Original Owner lives here! An exceptional 4-bedroom, 3-bathroom home offering approximately 1,885 sq. ft. above grade, plus a bright basement with a huge window overlooking the beautiful greenery of Oates Park. The impressive 12-foot foyer floor to ceilings create an incredible sense of space, complemented by an open-concept design, hardwood floors and a granite counter. The primary bedroom features a private ensuite and charming Juliette balcony. Pride of ownership is evident throughout-this home has been meticulously maintained and cared for 100%. Recent updates include a 2-year-old roof, 1-year-old A/C and brand-new insulated garage door with Wi-Fi opener. Beautiful low-maintenance landscaping adds to the exceptional curb appeal. A peaceful park setting, an exceptional home and absolutely nothing to do but move in and enjoy. This is a property that must be seen to be truly appreciated! close to all amenities . Some photos virtually staged. Rent-to-Own option is available.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Lake/Pond
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	East
AGE	6-15 years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,558
POSTAL CODE	M1L 0G5
NEIGHBOURHOOD	Clairlea-Birchmount

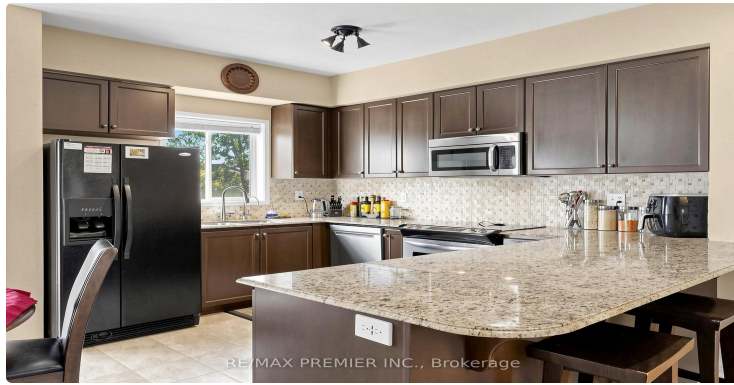
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, Combined w/Dining
Kitchen	Main	—	Granite Counters, Combined w/Dining, Stainless Steel Appl

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Kitchen, W/O To Sundeck, Open Concept
Bedroom	Second	—	Double Closet, Broadloom, Overlooks Backyard
Bedroom 2	Second	—	Broadloom, Double Closet
Bedroom 3	Third	—	Overlooks Backyard, Double Closet, Broadloom
Primary Bedroom	Third	—	Juliette Balcony, 4 Pc Ensuite, Walk-In Closet(s)
Recreation	Lower	—	Above Grade Window, Broadloom, 2 Pc Bath
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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.