



FOR SALE

DETACHED

MLS# E13856194

40 Wortham Drive, Toronto, ON M1G 1W4

Woburn, Toronto · M1G 1W4

C\$ 875,000

4	2	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Behind this classic brick bungalow is a home with far more space-and far more potential-than you might expect. 40 Wortham Drive offers three bedrooms, one washroom on the main floor, an additional bedroom and washroom downstairs, making the layout ideal for growing families, multigenerational living or anyone who needs flexible space. The main level is bright and welcoming, with hardwood floors, a spacious living and dining area, an eat-in kitchen and direct access from the primary bedroom to the backyard deck. Downstairs, the finished lower level provides even more room to spread out. With a separate side entrance and a full bathroom already in place, there is exciting potential to create a secondary suite or private living area, subject to the appropriate approvals. The backyard is the unexpected showstopper. While the property begins with approximately 40 feet of frontage, the pie-shaped lot widens significantly toward the rear, creating an impressively large, private yard shaded by mature trees. There is plenty of space for children, pets, gardens, entertaining or simply enjoying a quiet afternoon outdoors. Complete with an attached one-car garage and a well-cared-for interior, this is a solid home with great bones, a versatile layout and the kind of backyard that is becoming increasingly difficult to find in the city.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Library
- ✓ School
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,477
POSTAL CODE	M1G 1W4
NEIGHBOURHOOD	Woburn

ROOM BREAKDOWN

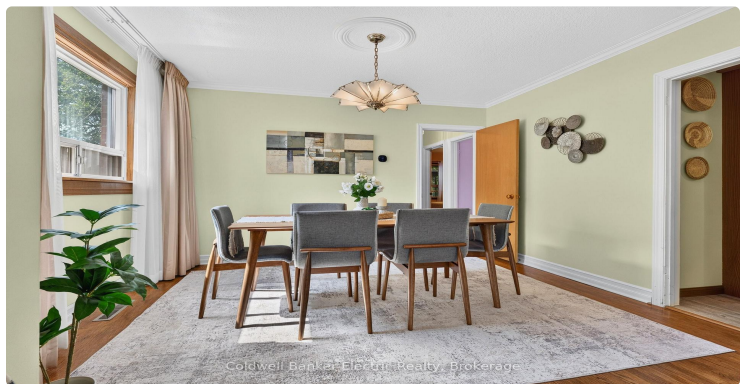
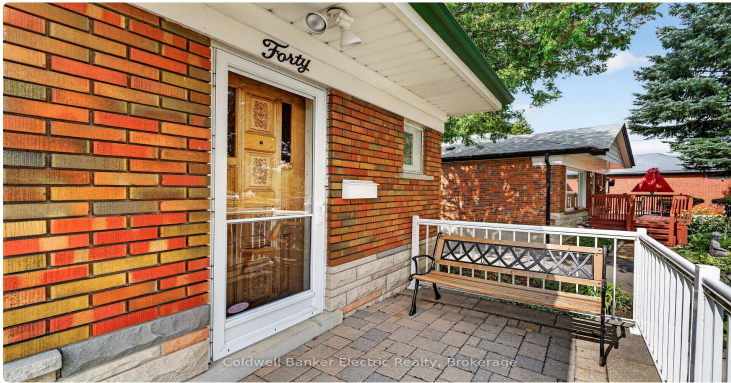
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining

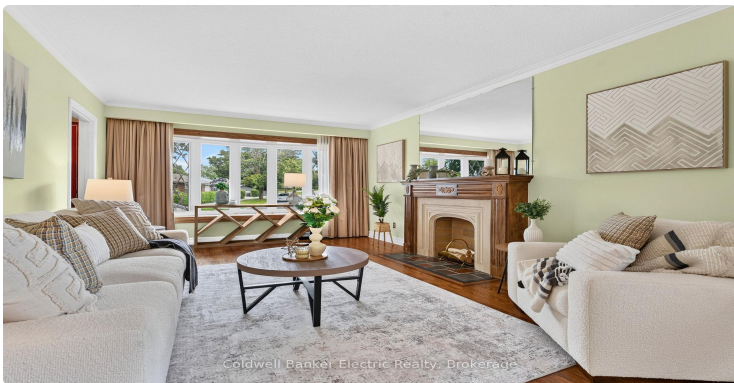
40 Wortham Drive, Toronto, ON M1G 1W4

Coldwell Banker Electric Realty

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living
Kitchen	Main	—	—
Primary Bedroom	Main	—	—
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Living Room	Lower	—	—
Bedroom 4	Lower	—	—
Laundry	Lower	—	—
Cold Room/Cantina	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

COLDWELL BANKER ELECTRIC REALTY

Email: pshaganenko@gmail.com

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.