



FOR SALE

DETACHED

MLS# E14082424

36 Joanna Drive E, Toronto, ON M1R 4J1

Wexford-Maryvale, Toronto · M1R 4J1

C\$ 1,149,000

4	3	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered! Updated 2-storey detached home with exceptional space & income potential! A true gem in the area! Discover this beautifully updated and meticulously maintained 4-bedroom, 3-washroom detached home offering an impressive 1,729 sq. ft. above grade plus 1,087 sq. ft. of finished basement space. Bright, spacious and thoughtfully laid out, it offers exceptional room for family living, entertaining and working from home. Cherished by the same family since it was built and never before sold, this special home showcases true pride of ownership and is move-in ready. Major updates provide peace of mind, including roof & eavestroughs (2024), new furnace & A/C (2022), electrical panel & wiring (2022), Ecobee smart thermostat, Alarm System and a gas line to the backyard for BBQ.The finished basement with separate entrance adds incredible flexibility and future potential. Its generous size and existing layout offer options for extended family, additional living space, a home office or potential rental income, subject to applicable permits and approvals.Enjoy an unbeatable family-friendly location, within walking distance to TTC, schools, shopping, parks and beautiful ravine trails. Just approximately 2 minutes drive to the 401 and DVP/404, making commuting across the GTA remarkably convenient.Spacious. Updated. Exceptionally maintained. Home Inspection available upon request. Never before sold. Full of possibilities. A rare opportunity to own a substantial detached home in a highly convenient location, with major upgrades already completed and the flexibility to adapt to your family's future needs.This one is not to be missed!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

PROPERTY DETAILS

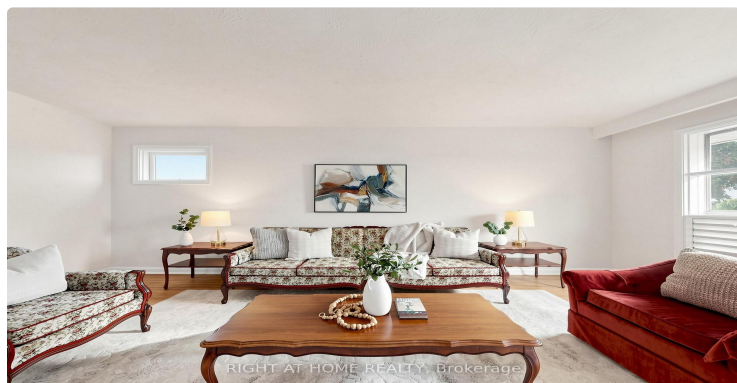
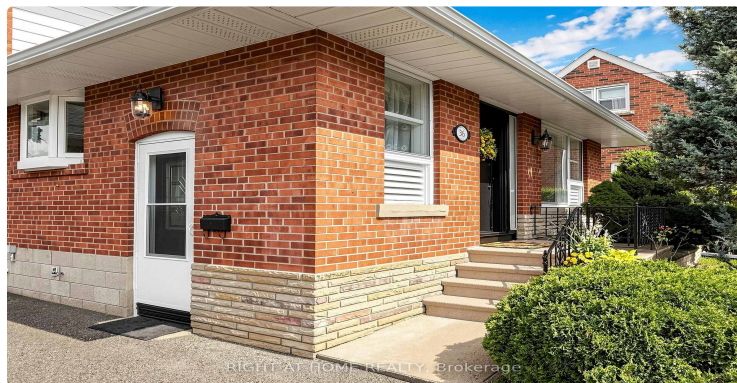
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,765
POSTAL CODE	M1R 4J1
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
------	-------	------------	----------

Living Room	Main	—	Hardwood Floor, Large Window, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Tile Floor, Eat-in Kitchen, Bay Window
Foyer	Main	—	Hardwood Floor
Bedroom 3	Main	—	Hardwood Floor, Double Closet, Overlooks Garden
Bedroom 4	Main	—	Hardwood Floor, Closet, W/O To Garden
Primary Bedroom	Second	—	Broadloom, Double Closet, Overlooks Backyard
Bedroom 2	Second	—	Broadloom, Double Closet, Overlooks Backyard
Foyer	Second	—	Hardwood Floor
Family Room	Basement	—	Fireplace, Broadloom, Above Grade Window
Laundry	Basement	—	Vinyl Floor, Laundry Sink, Above Grade Window
Cold Room/Cantina	Basement	—	Vinyl Floor
Furnace Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME 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.