



FOR SALE

DETACHED

MLS# E14083444

15 Marlana Drive, Toronto, ON M1E 2Y9

West Hill, Toronto · M1E 2Y9

C\$ 888,888

6	2	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spacious detached home offering over 2,400 sq. ft. of living space in a sought-after neighbourhood. Ideal for a large, multifamily, or multigenerational household, this well-maintained property features three bedrooms on the upper level and three additional bedrooms downstairs. The lower level includes a second kitchen, a full bathroom, new carpeting, shared laundry, and a flexible bonus room that could serve as a fourth lower-level bedroom, home office, or workshop. There is also space to add another bathroom, if desired. Upstairs, the bright and spacious kitchen offers abundant cabinetry, a pantry, and generous countertop space - perfect for home cooks, entertaining, or busy family life. Numerous windows fill the home with natural light, while the original hardwood floors remain in excellent condition. Ample closets, rooms, and storage areas provide plenty of space throughout. Recent improvements include a new furnace and central air conditioning, as well as newer windows and roof. Outside, enjoy a fully fenced backyard and the peace of a dead-end street with no through traffic. Conveniently located near public transit, shopping, dining, schools, parks, and recreation. The home is vacant and available for immediate occupancy. Some rooms have been virtually staged using AI to illustrate their potential. Upload the listing photos to your preferred design app and experiment with your own style to imagine how this wonderful home could look as your own.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Apartment, Full, Development Potential
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,998
POSTAL CODE	M1E 2Y9
NEIGHBOURHOOD	West Hill

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	4.95 x 3.40	Hardwood Floor, Combined w/Dining, Picture Window
Dining Room	Ground	4.20 x 2.30	Hardwood Floor, Combined w/Living
Kitchen	Ground	4.68 x 2.65	Renovated, Double, B/I Dishwasher
Breakfast	Ground	3.10 x 3.00	W/O To Sundeck
Primary Bedroom	Ground	3.90 x 3.18	Hardwood Floor, Closet, Closet Organizers
Bedroom	Ground	3.17 x 2.70	Hardwood Floor, Closet
Bedroom	Ground	3.77 x 2.70	Hardwood Floor, Closet
Kitchen	Basement	3.30 x 2.20	—
Living Room	Basement	8.40 x 3.30	Broadloom, Imitation Fireplace, B/I Bar

GALLERY





LISTING AGENT

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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.