



FOR SALE

DETACHED

MLS# E14097456

14 Shaneen Boulevard, Toronto, ON M1R 1B7

Wexford-Maryvale, Toronto · M1R 1B7

C\$ 849,000

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

ABOUT THIS PROPERTY

Terrific Wexford-Maryvale Opportunity! Extremely clean and lovingly maintained 3-bedroom brick bungalow on an oversized corner lot. Hardwood floors throughout, 100-amp breaker panel, high-efficiency furnace, separate entrance to basement and excellent potential for an in-law suite. Large attached garage and a generous lot make this a great option for end users, renovators, investors or future development. Excellent location near Eglinton Ave E & Pharmacy Ave, close to Walmart, LA Fitness, Metro, shopping, restaurants and everyday conveniences. Convenient access to the Eglinton Crosstown LRT, TTC, DVP and major routes, making travel across the city easy. Nearby schools include Maryvale Public School and Wexford Public School. Fantastic location with strong transit, schools and amenities nearby. Not to be missed!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Fenced Yard
- ✓ Park
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	West
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$2,416
POSTAL CODE	M1R 1B7
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Combined w/Dining
Dining Room	Ground	—	Hardwood Floor, Combined w/Living
Kitchen	Ground	—	Tile Floor, Eat-in Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Ground	—	Hardwood Floor, Closet
Bedroom 2	Ground	—	Hardwood Floor, Closet
Bedroom 3	Ground	—	Hardwood Floor, Closet
Recreation	Basement	—	—
Recreation	Basement	—	—

GALLERY





LISTING AGENT

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