

FOR SALE | DETACHED | MLS# E14148692

11 Bellvare Crescent, Toronto, ON M1R 2M8

Wexford-Maryvale, Toronto · M1R 2M8

C$ 1,460,000

5	5	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this well built four-bedroom dream home, featuring over 4,000 sq. ft. of living space in the heart of Wexford. 3025 Sqft Above ground.The main floor impresses with a grand foyer, Crown molding,pot lights & hardwood floor throughout, a combined living and formal dining room with a 9-foot ceiling and bay window, and a spacious powder room. Step into the grand family kitchen with Custom solid wood cabinets, stainless steel appliances, granite countertop and a breakfast bar and table area with walks out to the large backyard. Spacious private family room overlooks the backyard, gas fireplace large windows for natural light. Solid Oak open-riser stairs leading to the second floor, New roof 2026, Skylight for natural light. Spacious 4 bedrooms, hardwood floors throughout, including a primary suite with a walkin closet and a 5-piece ensuite, solid wood vanity. 2nd bedroom with 3 piece ensuite bathroom and walk-in closet. 3rd and 4th bedroom with Jack and Jill 5-piece bathroom. Professionally finished basement boasts a separate entrance, above ground windows, high ceiling, an oversized bedroom with above ground windows and gas fireplace. 2nd bedroom with window. large functional solid wood kitchen cabinets with a peninsula for breakfast area and living space ideal for an in-law suite. Long 3 car spaces driveway leading to the 1 car garage. Enjoy the massive, 60-foot-wide backyard with stone patio, all while being just steps from public transportation, great schools, and shopping, with a short drive to the Don Valley Parkway and Highway 401.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	$7,853
POSTAL CODE	M1R 2M8
NEIGHBOURHOOD	Wexford-Maryvale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Crown Moulding
Kitchen	Main	—	Granite Floor, Stainless Steel Appl, Granite Counters
Breakfast	Main	—	Granite Floor, W/O To Patio
Family Room	Main	—	Hardwood Floor, Crown Moulding, Fireplace
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, 3 Pc Ensuite, Walk-In Closet(s)
Bedroom 3	Second	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 5	Basement	—	Ceramic Floor, Above Grade Window, Gas Fireplace
Kitchen	Basement	—	Ceramic Floor, Breakfast Bar, Above Grade Window
Living Room	Basement	—	Ceramic Floor, Combined w/Kitchen, Above Grade Window
Laundry	Basement	—	Ceramic Floor
Bathroom	Basement	—	Ceramic Floor
Bedroom	Basement	—	Window

GALLERY

































LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

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