

FOR SALE | DETACHED | MLS# E14152630

3 Armada Court, Toronto, ON M1G 1W9

Woburn, Toronto · M1G 1W9

C$ 839,000

5	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Tucked away at the very end of a quiet, family-friendly cul-de-sac, 3 Armada Court offers something increasingly difficult to find: a beautifully updated home on an expansive, pie-shaped lot with room to grow, entertain and enjoy the outdoors! Located in Scarborough's established Cedarbrae neighbourhood, this charming brick bungalow offers 3+2 bedrooms, 2 renovated bathrooms and a flexible layout that's perfect for growing families, downsizers or multigenerational living. Step inside to discover a bright, inviting living room with a large picture window, hardwood floors and an effortless connection to the formal dining room. The renovated kitchen is a standout, featuring crisp white upper cabinetry, contrasting grey lowers, quartz countertops, stylish backsplash, ample storage and a convenient breakfast counter. Three main-floor bedrooms and an updated family bathroom complete this practical, comfortable layout. Downstairs, the finished basement adds a whole new dimension to the home! A spacious recreation room with a character-filled vintage bar creates the perfect setting for movie nights, entertaining or watching the game. There's also two additional bedrooms, beautifully renovated bathroom with glass-enclosed shower and laundry area. With its own separate entrance, the lower level offers excellent potential for a 2 bed in-law suite with the addition of a kitchen, subject to applicable approvals.Outside is where this property truly shines! The oversized, pie-shaped lot offers a wonderfully private, treed backyard with multiple outdoor entertaining areas, including a raised deck and a charming patio beneath a grapevine-covered pergola. Whether you're hosting summer barbecues, gardening or simply enjoying the peace and quiet, there's room for it all. A long private driveway and covered carport add everyday convenience. A move-in ready home with space, flexibility and an exceptional lot, all at the end of a low-traffic court. Welcome home!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	South
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	$4,120
POSTAL CODE	M1G 1W9
NEIGHBOURHOOD	Woburn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Window, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	—	B/I Appliances, Pot Lights, Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom	Main	—	Hardwood Floor, Closet, Window
Recreation	Basement	—	Finished, Wet Bar, 3 Pc Bath
Bedroom	Basement	—	Finished, Above Grade Window
Bedroom	Basement	—	Above Grade Window

GALLERY


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LISTING AGENT

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