



FOR SALE

CONDO TOWNHOUSE

MLS# W13046802

250 John Garland Boulevard 106, Toronto, ON M9V 1N8

West Humber-Clairville, Toronto · M9V 1N8

C\$ 399,900

4	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Sold under POWER OF SALE. "Sold" as is - where is. Power of Sale Opportunity. Spacious 3-bedroom, 2-bathroom corner unit townhouse offering a fantastic opportunity for renovation and customization. Featuring a functional layout and a finished basement providing additional living space, this property is ideal for contractors, investors, or buyers looking to create their own vision. Located in a highly convenient area close to public transit, schools, shopping, places of worship, and Humber College, with the Finch West LRT line within walking distance for easy access across the city. Property is being sold under power of sale in "as is, where is" condition with no representations or warranties. Requires updating-priced accordingly and offering excellent potential in a well-established community. Buyers are advised to conduct their own due diligence regarding the property and its features. A solid property in a sought-after location! MUST SEE! Power of Sale, seller offers no warranty. 72 hours (work days) irrevocable on all offers. Being sold as is. Must attach Schedule "B" & "D" and use Seller's sample offer when drafting an offer (copy in attachment section of MLS). No representations or warranties of any kind by seller/agent. All information to be independently verified. Taxes estimated per city website..

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$943
POSTAL CODE	M9V 1N8
NEIGHBOURHOOD	West Humber-Clairville

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	4.88 x 3.36	Laminate, Combined w/Dining, W/O To Yard
Dining Room	Ground	4.88 x 3.36	Laminate
Kitchen	Ground	5.34 x 2.90	Ceramic Floor, Eat-in Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	3.96 x 3.05	Laminate, Closet
Bedroom 2	Second	3.05 x 2.51	Laminate, Closet
Bedroom 3	Second	2.90 x 2.54	Laminate, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.