



FOR SALE

DETACHED

MLS# W13051584

239 Epsom Downs Drive, Toronto, ON M3M 1T3

Downsview-Roding-CFB, Toronto · M3M 1T3

C\$ 1,099,000

3	2	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautiful 3-bedroom, 2-bathroom detached bungalow situated on a 57 ft x 105 ft lot with a detached garage in a prime location! Fully fenced mature lot with two umbrella trees in front and a pear tree in the backyard. The main floor boasts a combined living room and dining room with a large front window letting in ample natural light and unique archways at their entryways. Walk into the front foyer with a closet and original tile. The kitchen has a desirable layout that is functional and allows flow through the home. Three good sized bedrooms. Principal bedroom boasts his and hers closets. Two four piece washrooms. Side entrance that leads to a finished lower level with second kitchen. Lower levels includes upright freezer. Home has many upgraded electrical fixtures. Updates include a new roof (June 2025), new smoke and carbon monoxide detectors (Oct 2025), and foundation waterproofing (2013) with a 25-year transferable warranty. Located within walking distance to Humber River Hospital and close to schools, groceries, parks and community centres with quick access to Hwy 401, Hwy 400, Wilson Subway Station and Yorkdale Mall. Property is being sold "as is, where is" with no representations or warranties.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$4,804
POSTAL CODE	M3M 1T3
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Closet
Kitchen	Main	—	Tile Floor, Eat-in Kitchen, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Large Window
Primary Bedroom	Main	—	Hardwood Floor, His and Hers Closets, Large Window
Bedroom 2	Main	—	Window, Closet
Bedroom 3	Main	—	Closet, Hardwood Floor, Window
Bathroom	Main	—	Tile Floor, 4 Pc Bath
Family Room	Basement	—	Window
Recreation	Basement	—	Combined w/Kitchen, Tile Floor
Kitchen	Basement	—	Combined w/Rec, Tile Floor, Window
Bathroom	Basement	—	Tile Floor, 4 Pc Bath
Utility Room	Basement	—	Laundry Sink, Combined w/Laundry
Other	Basement	—	—
Other	Basement	—	—

GALLERY





LISTING AGENT

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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.