



HOMELIFE G1 REALTY INC., Brokerage

FOR SALE

SEMI-DETACHED

MLS# W13495736

9 Songwood Drive, Toronto, ON M9M 1X4

Humbermede, Toronto · M9M 1X4

C\$ 850,000

4	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this well-maintained raised semi-detached bungalow in the sought-after Humbermede community. Situated on a deep 115 ft lot, this home offers versatile living arrangements with a finished walkout basement featuring a separate entrance, ideal for extended family living or generating additional income. The main floor features a bright and spacious layout with 3 comfortable bedrooms and 1 full washroom. The living and dining areas receive plenty of natural light, creating a warm and welcoming environment. A functional kitchen with ample cabinetry completes the main level. The lower level offers a self-contained suite with 1 bedroom, 1 washroom, a full kitchen, and a generous living area, along with direct walkout access to the backyard. The layout allows privacy and convenience for both levels. Exterior highlights include a single-car garage plus parking for two more vehicles on the driveway. The deep lot provides outdoor space for gardening, entertaining, or future landscaping options. Located in a transit-convenient neighbourhood with TTC at your doorstep. Close to shopping, schools, places of worship, community centres, arenas, Humber River Hospital, Humber College, York University, and the upcoming LRT line. Easy access to Hwy 400 & 401 makes commuting simple. A great opportunity for homeowners or investors seeking value, space, and flexibility in a growing area.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,574
POSTAL CODE	M9M 1X4
NEIGHBOURHOOD	Humbermede

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	—

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	—
Primary Bedroom	Ground	—	—
Bedroom	Ground	—	—
Bedroom 2	Ground	—	—
Bedroom 3	Lower	—	—
Living Room	Lower	—	—
Kitchen	Lower	—	—

LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.