



FOR SALE

DUPLEX

MLS# W13561262

8 Bridesburg Drive, Toronto, ON M9R 2K3

Kingsview Village-The Westway, Toronto · M9R 2K3

C\$ 1,399,000

9	5	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Investment Opportunity: Fully Self-Contained Duplex with Income-Generating Basement ApartmentThis is a true one-of-a-kind income property in the heart of The Westway - a legal-style duplex offering two nearly identical 2,000 sq ft units, plus a vacant 1-bedroom basement apartment ready for a new tenant or owner-occupier. The LayoutMain & Second Floor Units: Mirror-image layouts, each approximately 2,000 sq ft with 4 bedrooms and 2 full bathroomsBasement Apartment: 1 bedroom, currently vacant - perfect for extended family, an on-site super, or immediate rental incomePrivate Access: Each unit has its own rear stair access for added privacy and separationParking: 2 separate driveways plus 2 private garages - a rare feature for multi-unit properties in this pocket of Etobicoke Income & Utilities1st and 2nd floor tenants each pay their own heat and hydro (financials available upon request)3 separate hydro metersCoin-operated washer and dryer on site (approx. \$6.00/load) - an easy added income streamCurrent tenants are in good standing, month-to-month - flexible for investors or owner-occupiers alike Mechanicals & Updates2 furnaces2 central air units2 water heatersRoof shingles replaced in 2023 Included3 stoves, 3 fridges, 1 coin-op washer, 1 coin-op dryer, and all electric light fixtures. All appliances and fixtures included, property being sold in as-is condition.The Bottom Line: Whether you're an investor looking for turnkey multi-unit income or a multi-generational family wanting separate living spaces under one roof, 8 Bridesburg Drive delivers flexibility, privacy, and strong income potential in one of Etobicoke's most convenient neighbourhoods

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

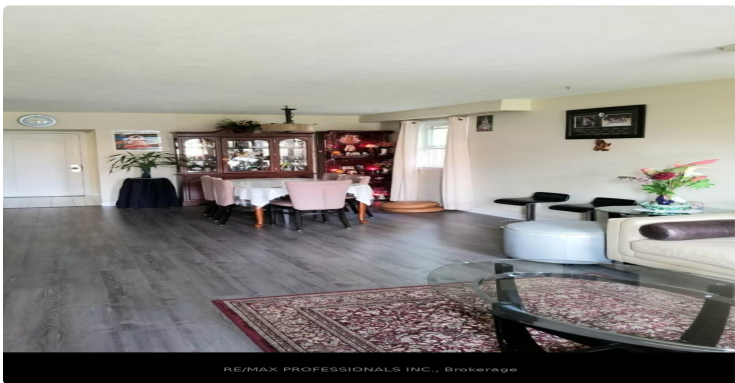
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,885
POSTAL CODE	M9R 2K3
NEIGHBOURHOOD	Kingsview Village-The Westway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX PROFESSIONALS INC.
8 Bridesburg Drive, Toronto, ON M9R 2K3				

Living Room	Main	—	Hardwood Floor, Fireplace
Dining Room	Main	—	Hardwood Floor
Kitchen	Main	—	Ceramic Floor
Bedroom	Main	—	4 Pc Ensuite, Double Closet
Bedroom	Main	—	Double Closet
Bedroom	Main	—	Closet
Bedroom	Main	—	Closet

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.