



FOR SALE

DETACHED

MLS# W13605200

# 91 Woolenscote Circle, Toronto, ON M9V 4R6

West Humber-Clairville, Toronto · M9V 4R6

C\$ 820,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 3         | 1,300 | 3       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 91 Woolenscote Circle, a beautifully maintained detached 2-storey home in a convenient Toronto location, just minutes from TTC Line 6 finch west LRT,Humber College and Humber River Hospital.This spacious home features 3 generously sized bedrooms on the second floor and a finished basement complete with an additional bedroom, a full bathroom, and a comfortable recreation/living area-ideal for extended family, guests, or additional living space.The main level offers a bright and inviting layout with hardwood flooring throughout the entire home. Multiple skylights on the main floor, second floor, and over the deck fill the home with an abundance of natural light, creating a warm and airy atmosphere.Step outside to enjoy the finished deck, perfect for relaxing, entertaining, or outdoor dining. Combining comfort, functionality, and an excellent location close to schools, parks, shopping, transit, and major amenities, this home is an exceptional opportunity for families and investors alike.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished               |
| FACING         | North                  |
| AGE            | 31-50 years            |
| AREA RANGE     | 1100-1500 sqft         |
| PARKING        | 3 spaces               |
| ANNUAL TAX     | \$3,326                |
| POSTAL CODE    | M9V 4R6                |
| NEIGHBOURHOOD  | West Humber-Clairville |

## ROOM BREAKDOWN

| ROOM        | LEVEL  | DIMENSIONS | FEATURES                                                |
|-------------|--------|------------|---------------------------------------------------------|
| Living Room | Ground | —          | Laminate, W/O To Patio, Open Concept                    |
| Dining Room | Ground | —          | Laminate, L-Shaped Room, Skylight                       |
| Kitchen     | Ground | —          | Ceramic Floor, Ceramic Backsplash, Stainless Steel Appl |

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| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                        |
|-----------------|----------|------------|-------------------------------------------------|
| Primary Bedroom | Second   | —          | Walk-In Closet(s), Laminate                     |
| Bedroom 2       | Second   | —          | Closet, Laminate                                |
| Bedroom 3       | Second   | —          | Closet, Laminate                                |
| Recreation      | Basement | —          | Ceramic Floor, Open Concept, Combined w/Laundry |

GALLERY





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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.