



FOR SALE

CONDO APARTMENT

MLS# W13640310

9 Four Winds Drive 208, Toronto, ON M3J 2S8

York University Heights, Toronto · M3J 2S8

C\$ 535,000

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

ABOUT THIS PROPERTY

Welcome to this spacious and beautifully maintained 3-bedroom suite featuring a functional layout and two walk-outs to a private balcony. The separate dining area overlooks a bright, sunken living room with desirable east-facing exposure, filling the home with natural light. Enjoy the convenience of a full-size ensuite laundry room complete with a laundry sink and built-in cabinetry. Parquet, hardwood, and ceramic flooring extend throughout the home. Enjoy an outstanding selection of resort-style amenities, including indoor and outdoor swimming pools, a fully equipped fitness centre, exercise room, squash court, table tennis, basketball court, hockey court, outdoor tennis courts, and more. Ideally located just steps to Finch West Subway Station and York University, with restaurants, shopping, parks, and everyday conveniences nearby. Minutes to hospitals, schools, Highways 400 & 407, and Allen Road, offering excellent connectivity throughout the GTA. A fantastic opportunity for families, professionals, or investors seeking space, comfort, and an unbeatable location.

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,670
POSTAL CODE	M3J 2S8
NEIGHBOURHOOD	York University Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.50 x 3.70	Wood, Sunken Room, W/O To Balcony
Dining Room	Ground	4.40 x 3.00	Ceramic Floor, Overlooks Living, Open Concept
Kitchen	Ground	4.50 x 2.45	Ceramic Backsplash, Overlooks Living, Eat-in Kitchen
Primary Bedroom	Ground	5.00 x 3.30	Walk-In Closet(s), 2 Pc Ensuite, W/O To Balcony
Bedroom	Ground	4.20 x 2.80	Parquet, Double Closet, East View

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	3.55 x 2.60	Parquet, Double Closet, East View
Laundry	Ground	2.00 x 1.75	Ceramic Floor, Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

BAY STREET GROUP TPRT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.