



FOR SALE

DETACHED

MLS# W13656348

170 Gracefield Avenue, Toronto, ON M6L 1L5

Maple Leaf, Toronto · M6L 1L5

C\$ 1,079,000

5	2	1,300	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Priced To Sell! Income Generated Property! Two Suites Currently Leased For \$4,800/Month, Utilities Extra. Proximity To Major Highway 401 And 400, Close To All Amenities, School At The Opposite Of The Street. A Detached Bungalow In A Large 55.77X108.68 Lot! Living And Renting! Main Floor 3 Cozy And Spacious Bedrooms, Sun Filled Living Room Combined With Dining Room, Eat In Kitchen With Access To Sunroom. Separated Entrance To The Basement Updated In 2021 With A Kitchen And Two Bedrooms And A Bathroom. The Large Bed Room Can Be Used As A Family Room Or A Office. Best For The First Time Home Buyers And Investors.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	North
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,899
POSTAL CODE	M6L 1L5
NEIGHBOURHOOD	Maple Leaf

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Lower	3.40 x 2.80	Ceramic Floor, Double Sink
Laundry	Lower	4.00 x 4.00	W/O To Yard
Bedroom	Main	3.95 x 2.95	Hardwood Floor, Closet, Window
Dining Room	Main	2.70 x 4.00	Hardwood Floor, Crown Moulding, Combined w/Living
Recreation	Lower	5.70 x 3.50	Ceramic Floor, Fireplace

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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.70 x 5.30	Hardwood Floor, Crown Moulding, Combined w/Dining
Primary Bedroom	Main	4.00 x 3.40	Hardwood Floor, Closet, Window
Breakfast	Main	4.00 x 3.35	Ceramic Floor
Sunroom	Main	3.70 x 3.05	Enclosed, Sliding Doors
Family Room	Lower	6.00 x 3.90	Ceramic Floor, Wet Bar
Kitchen	Main	3.35 x 2.75	Ceramic Floor, W/O To Sunroom
Bedroom	Main	2.90 x 2.90	Hardwood Floor, Closet, Window

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.