



FOR SALE

DETACHED

MLS# W13674436

40 Montana Avenue, Toronto, ON M3M 1B6

Downsview-Roding-CFB, Toronto · M3M 1B6

C\$ 1,098,000

4	2	900	12	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 40 Montana Ave. Solid-brick 3-bedroom, 2-bathroom bungalow situated on a 50' x 150' pool-sized lot in a highly desirable, family-oriented North York neighborhood. Enjoy an oversized detached 2-car garage plus a private driveway with parking for up to 10 vehicles. The private side entrance provides easy access to the basement, featuring a bedroom, family room, kitchen, bathroom and laundry. The spacious family room could easily be converted to create 2 additional bedrooms. Large cold-storage/cantina conveniently located beneath the front porch. Recent updates include: Freshly painted living room, dining room, kitchen, hallway & 3 bedrooms, Newer roof (2022) Newer broadloom in living room & hallway (2024) Excellent Location! Walk to TTC bus service and enjoy easy access to Jane St. and Wilson Ave. bus routes connecting to Wilson and Pioneer Village subway stations. Just minutes to York University, Highways 400 & 401, parks, schools, grocery stores, restaurants, medical clinics and recreation facilities. Sheridan Mall is approximately 5 minutes by car or 15 minutes on foot. A fantastic opportunity for families, investors, or buyers looking for a solid home on a premium-sized lot with excellent parking and convenient access to everything you need. MOTIVATED SELLER - MAKE AN OFFER!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Apartment, Full, Separate Entrance
FACING	West
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	12 spaces
ANNUAL TAX	\$4,719
POSTAL CODE	M3M 1B6
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, W/O To Porch, Broadloom

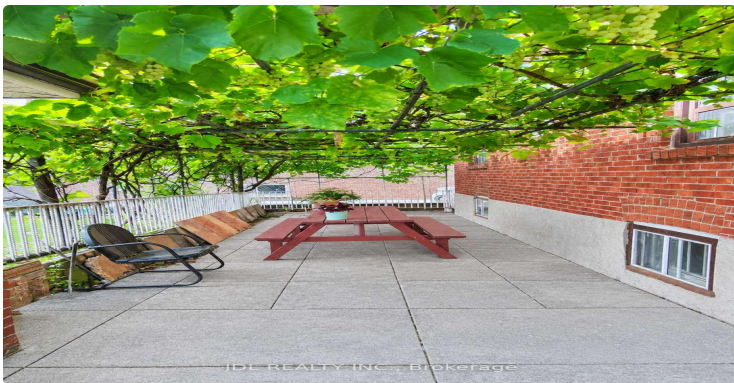
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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	W/O To Porch, Ceramic Floor, Window
Kitchen	Main	—	Ceramic Backsplash, Ceramic Floor, Window
Primary Bedroom	Main	—	Hardwood Floor, Window
Bedroom 2	Main	—	Hardwood Floor, Window
Bedroom 3	Main	—	Hardwood Floor, Window

GALLERY





LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.