



RE/MAX GOLD REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# W13679866

189 Kingsview Boulevard, Toronto, ON M9R 1V7

Kingsview Village-The Westway, Toronto · M9R 1V7

C\$ 1,199,000

3	4	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 189 Kingsview Blvd - a beautifully renovated and versatile family home in a highly desirable Etobicoke location!This impressive residence offers 3 spacious bedrooms and 2 bathrooms on the main level, with a bright and functional layout designed for modern family living. The open-concept living and dining areas feature large windows that fill the home with natural light, creating a warm and inviting space for everyday living and entertaining.The modern kitchen is thoughtfully designed with granite countertops, sleek finishes, ample cabinetry, and excellent storage - perfect for family meals and hosting guests.The fully finished basement offers exceptional flexibility and income potential, featuring 2 kitchens, 2 full bathrooms, a generous recreation area, and a separate entrance. Whether you need additional space for extended family, in-law accommodations, or rental income, this versatile lower level offers numerous possibilities.Strong income potential - both basement units are currently tenanted, generating \$3,500/month in rental income. Tenants are willing to stay or vacate, providing flexibility for the new owner depending on their needs.Step outside to your own private backyard retreat, complete with a spacious concrete patio, fire table, and hot tub - an ideal setting for summer entertaining, family gatherings, or relaxing evenings outdoors.Located just minutes from Toronto Pearson International Airport, with convenient access to Highways 401 and 409, and a short drive to Etobicoke North GO Station. Enjoy easy access to shopping, restaurants, schools, parks, public transit, and other everyday amenities.A rare turnkey opportunity offering renovated living, exceptional flexibility, strong rental income potential, and outstanding connectivity - perfect for families, multi-generational living, or investors looking for a property with income potential in Etobicoke.

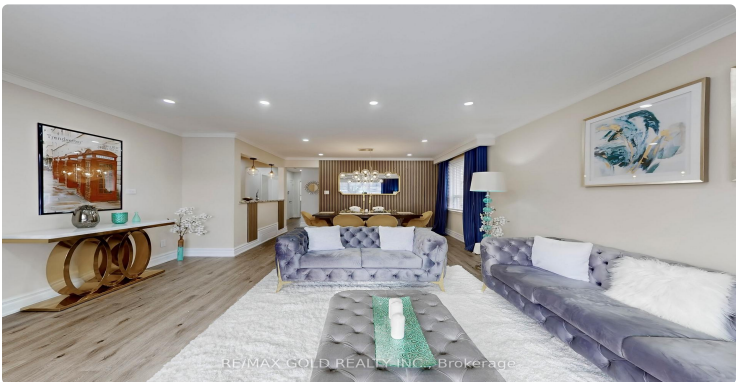
FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished, Apartment
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$4,509
POSTAL CODE	M9R 1V7
NEIGHBOURHOOD	Kingsview Village-The Westway

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.