



FOR SALE

DETACHED

MLS# W13695052

37 Woodsvie Avenue, Toronto, ON M9W 6B9

West Humber-Clairville, Toronto · M9W 6B9

C\$ 840,000

5	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location says it all. Situated right across the Humber College and just steps to Etobicoke Gen Hospital, with the LRT and abundant transportation access, highways and shopping. Own prime property in Toronto, a lovely, well maintained home, carpet-free, freshly painted all throughout. The main floor boasts of a spacious, bright and open concept layout. Kitchen looks great with the granite countertops, backsplash, California shutters, new Kitchen drawers and lots of storage. Three spacious bedrooms upstairs and 2 in the basement suitable for first time buyers, or multi-generational family or investors with rental potential. Enjoy the fully-fenced backyard, that provides privacy for entertaining. Book your showings now.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

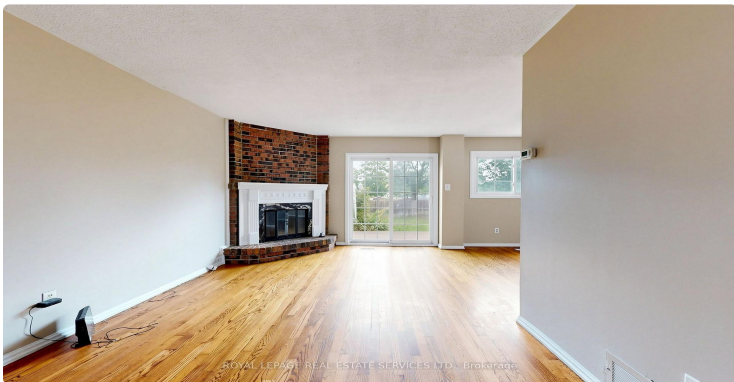
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,675
POSTAL CODE	M9W 6B9
NEIGHBOURHOOD	West Humber-Clairville

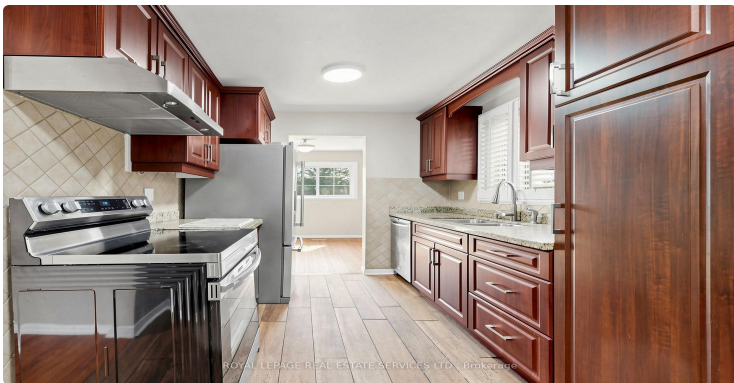
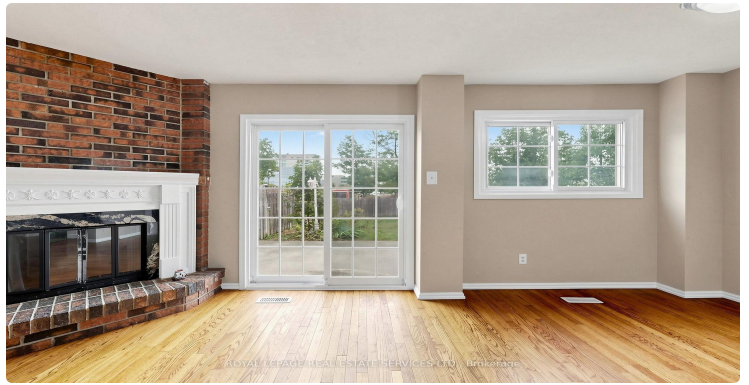
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace
Dining Room	Main	—	Hardwood Floor, W/O To Yard
Kitchen	Main	—	Stainless Steel Appl, Granite Counters, California Shutters
Primary Bedroom	Second	—	Hardwood Floor, Large Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Cioiset, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Bedroom 4	Basement	—	Tile Floor
Bedroom 5	Basement	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.