



FOR SALE

DETACHED

MLS# W13717484

# 131 West Deane Park Drive, Toronto, ON M9B 2S6

Eringate-Centennial-West Deane, Toronto · M9B 2S6

C\$ 1,321,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,300 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Location! Location! Location! Rare OpportunityTo Own A Beautiful Bungalow In The Heart Of Family Friendly West Deane Neighborhood. Separate Entrance & Bath & Kitchenette In Basement. 2 Fireplaces. Walk Out From Dining Room To Covered Veranda To Private Yard. Quiet Suburban Country Feel, Beautiful Established Lot. Treed Community. This Home Offers The Best Of Both Worlds. Move In Or Build Your New Dream Home. Down Size Or Build On This Incredible Property. Easy Access To Parks, Trails, Excellent Schools, Centennial Olympic Pool, TTC At Your Door Step, Minutes To Hwy 427, 401, Q.E.W., Pearson Airport, Future Eglinton Crosstown Lrt., Go Transit, Subway, Sherway Gardens. Note: Irreg Lot Size. Lower Level Offers Incredible Versatility With Spacious Family Room, Bathroom, Bar, Hook Up for Kitchen. Ideal For Nanny/In law Suite, Or Rental Potential. EXISTING BUILDING PERMIT - 3,000 SQ FT. PERMIT AVAILABLE AND TRANSFERRABLE.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                                |
|----------------|--------------------------------|
| PROPERTY TYPE  | Detached                       |
| LISTING STATUS | For Sale                       |
| STYLE          | Bungalow                       |
| PROPERTY TYPE  | Detached                       |
| BASEMENT       | Full                           |
| FACING         | West                           |
| AREA RANGE     | 1100-1500 sqft                 |
| PARKING        | 2 spaces                       |
| ANNUAL TAX     | \$5,379                        |
| POSTAL CODE    | M9B 2S6                        |
| NEIGHBOURHOOD  | Eringate-Centennial-West Deane |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                       |
|-------------|-------|------------|------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Stone Fireplace, Window        |
| Dining Room | Main  | —          | Hardwood Floor, W/O To Deck, Combined w/Living |
| Kitchen     | Main  | —          | Tile Floor, Window, Eat-in Kitchen             |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                       |
|-----------------|----------|------------|--------------------------------|
| Primary Bedroom | Main     | —          | Hardwood Floor, Closet, Window |
| Bedroom 2       | Main     | —          | Hardwood Floor, Closet, Window |
| Bedroom 3       | Main     | —          | Hardwood Floor, Closet, Window |
| Bedroom         | Basement | —          | 4 Pc Bath, B/I Bar, Tile Floor |
| Recreation      | Basement | —          | Brick Fireplace, Tile Floor    |
| Workshop        | Basement | —          | —                              |
| Laundry         | Basement | —          | —                              |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

SPECTRUM REALTY SERVICES INC.

**Email:** pshaganenko@gmail.com

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.