



FOR SALE

DETACHED

MLS# W13720862

30 Fallowfield Road, Toronto, ON M9W 2W2

Rexdale-Kipling, Toronto · M9W 2W2

C\$ 949,000

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

ABOUT THIS PROPERTY

Welcome to this exceptional detached bungalow, perfectly situated on a quiet private cul-de-sac in a highly sought-after Etobicoke neighbourhood. This beautifully maintained home offers an impressive 3+3 bedrooms and 3 bathrooms, featuring a bright, open-concept layout with an abundance of natural light from large windows throughout the main floor. The spacious and functional main level boasts generous living areas, modern finishes, and well-sized bedrooms, making it an ideal home for families or an excellent investment opportunity. The fully finished legal basement apartment features a separate entrance and offers an additional 3 bedrooms, 2 bathrooms, and a large kitchen. Perfect for rental income, extended family, or multigenerational living, this versatile lower level provides exceptional flexibility and income potential. Step outside to enjoy an extra-long private driveway, a spacious fully fenced backyard, and a private swimming pool—an ideal setting for entertaining, relaxing, and enjoying summer days with family and friends. Enjoy the convenience of a prime location with public transit just steps away and close proximity to schools, hospitals, places of worship, Costco, Walmart, Canadian Tire, and numerous other amenities. Easy access to Highways 401, 407, and 400, with Toronto Pearson International Airport just a 10-minute drive away. A rare opportunity to own a versatile, income-generating property in one of Etobicoke's most desirable neighbourhoods. Don't miss your chance to make this exceptional home your own!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ School
- ✓ School Bus Route
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,800
POSTAL CODE	M9W 2W2
NEIGHBOURHOOD	Rexdale-Kipling

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/ Dining, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Bay Window
Kitchen	Main	—	Ceramic Floor, Modern Kitchen, Bay Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Window
Bedroom 3	Main	—	Hardwood Floor, Closet, Window
Bedroom 4	Basement	—	Cork Floor, Window, Closet Organizers
Bedroom 5	Basement	—	Cork Floor, Window, Closet
Bedroom	Basement	—	Cork Floor, Window, 4 Pc Ensuite
Kitchen	Basement	—	Ceramic Floor

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.