



FOR SALE

DETACHED

MLS# W13725426

251 Thistle Down Boulevard, Toronto, ON M9V 1K6

Thistletown-Beaumonde Heights, Toronto · M9V 1K6

C\$ 999,000

4	2	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience refined living in this impeccably designed residence, gracefully situated in the lush and tranquil enclave of Etobicoke. Showcasing high-quality finishes and a sophisticated modern aesthetic, this home offers an elevated blend of elegance, comfort, and thoughtful design throughout. The open-concept main level is a statement of both style and functionality, featuring clean architectural lines, expansive living and dining spaces, and two generously sized bedrooms that provide a serene and private retreat. Abundant natural light enhances the seamless flow of the interior, highlighting its contemporary character and inviting atmosphere. The fully finished lower level extends the home's versatility, offering a beautifully appointed private suite complete with two spacious bedrooms, a dedicated office, and a separate entrance-ideal for multi-generational living or premium income potential. Set on a large, meticulously landscaped lot, the backyard serves as a private outdoor sanctuary-perfect for entertaining or quiet relaxation. Located in one of Etobicoke's most desirable greenbelt communities, the property is surrounded by mature trees, parks, and top-tier amenities, while maintaining convenient access to the city. A rare offering where luxury, location, and lifestyle converge for the most discerning buyer.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,853
POSTAL CODE	M9V 1K6
NEIGHBOURHOOD	Thistletown-Beaumonde Heights

ROOM BREAKDOWN

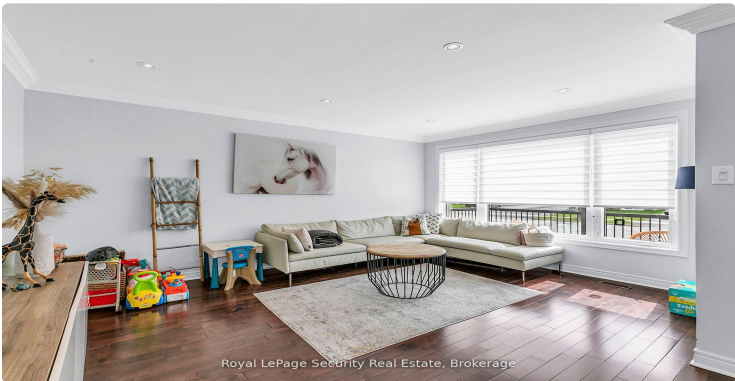
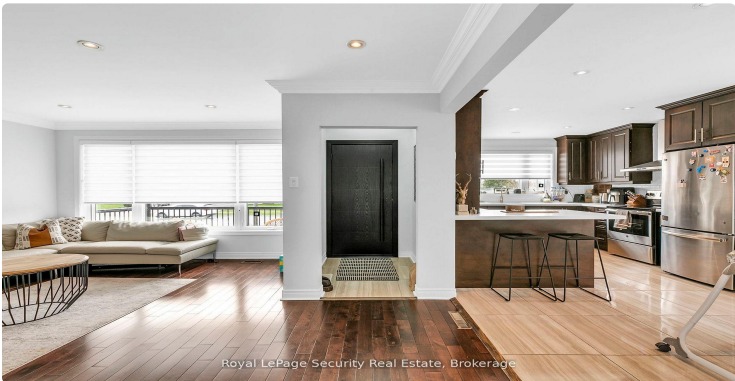
ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor

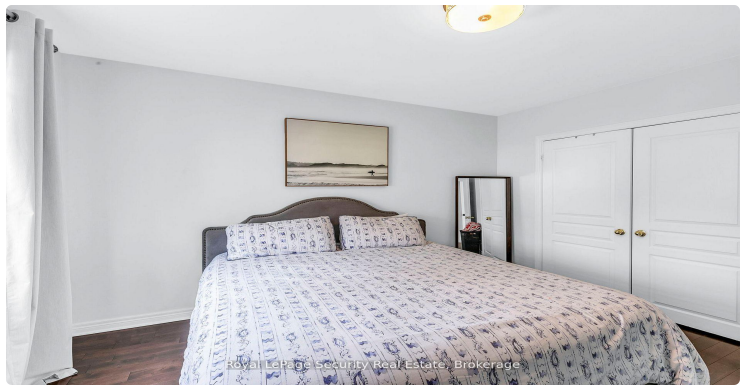
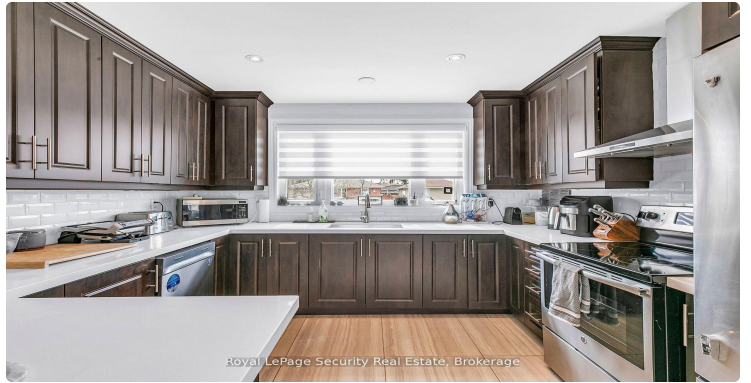
1000 Kipling Avenue, Toronto, ON M9V 1K6

Royal LePage Security Real Estate

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	—	Laminate
Bedroom 2	Main	—	Hardwood Floor
Bedroom 4	Basement	—	Laminate
Office	Basement	—	Laminate
Kitchen	Main	—	Ceramic Floor
Primary Bedroom	Main	—	Hardwood Floor
Living Room	Main	—	Hardwood Floor
Foyer	Main	—	Hardwood Floor
Recreation	Basement	—	Laminate
Bedroom 3	Basement	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SECURITY REAL ESTATE

Email: pshaganenko@gmail.com

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.