



FOR SALE

CONDO TOWNHOUSE

MLS# W13730450

2315 Sheppard Avenue W 70, Toronto, ON M9M 3A4

Humberlea-Pelmo Park W5, Toronto · M9M 3A4

C\$ 729,900

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention First-Time Home Buyers & Young Families! Discover an inviting, sun-filled 3-bedroom, 2-bath condo townhome designed for comfort, convenience, and long-term value. With underground parking and a private locker, this home offers the space and practicality growing families need-without the high maintenance of a freehold property. Enjoy a bright open-concept layout, freshly painted throughout, with a modern kitchen featuring undermount lighting and stainless steel appliances. It's a move-in-ready home in a community that's quickly transforming, making it an ideal opportunity for both living and investing. Located in a rapidly improving area, you'll be steps from everything that supports an easy, connected lifestyle: TTC, schools, community centres, parks, walking trails, shopping, and quick access to major highways and the subway. This convenient and family-oriented neighbourhood continues to see new development, better amenities, and growing demand-perfect for buyers looking for long-term growth. Whether you're starting your homeownership journey or searching for a smart investment in an up-and-coming part of the GTA, this property checks all the boxes for value, comfort, and future potential.

FEATURES

- ✓ Garage
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Park
- ✓ Place Of Worship
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	Multi-Level
PROPERTY TYPE	Condo Townhouse
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,280
POSTAL CODE	M9M 3A4
NEIGHBOURHOOD	Humberlea-Pelmo Park W5

ROOM BREAKDOWN

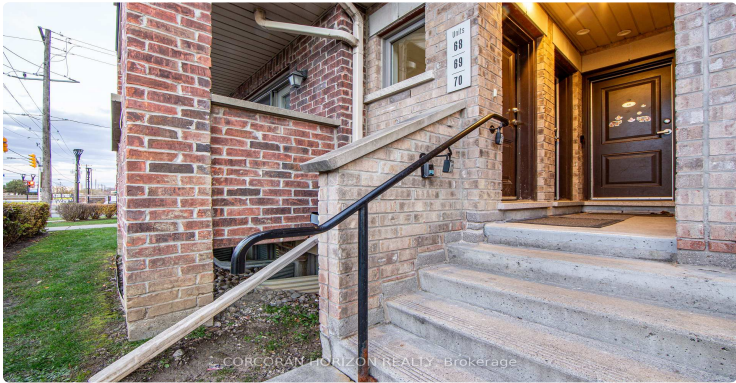
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, W/O To Terrace, Combined w/Dining
Dining Room	Main	—	Laminate, Open Concept, Combined w/Living
Kitchen	Main	—	Stainless Steel Appl, Centre Island, Open Concept
Bedroom 2	Main	—	Laminate, Walk-In Closet(s), Large Window
Bedroom 3	Main	—	Laminate, Large Closet, Large Window

1000 Sheppard Avenue W 70, Toronto, M9M 3A4

WILSON HORIZON REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Lower	—	Laminate, 4 Pc Ensuite, Walk-In Closet(s)

GALLERY





LISTING AGENT

Pavel Shaganenko

CORCORAN HORIZON REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.