



FOR SALE

DETACHED

MLS# W13752202

# 9 Sealcove Drive, Toronto, ON M9C 2C3

Etobicoke West Mall, Toronto · M9C 2C3

C\$ 1,089,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,300 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 9 Sealcove Drive, nestled on a quiet dead-end street in a family-friendly neighbourhood. Perfect for first-time home buyers, investors, or builders alike, this well-maintained home offers exceptional value in a prime location. Ideally situated close to Denis Flynn Park, Eatonville Junior School, and Bloordale Middle School, with countless amenities just moments away. Enjoy convenient access to major highways, transit, and Kipling Station. This move-in-ready home features 3 bedrooms, a separate side entrance, and a large finished rec room that can easily serve as an additional bedroom, home office, or family space. Step outside to a beautiful backyard, perfect for summer BBQs, entertaining, or relaxing outdoors. Meticulously maintained and turnkey ready, this is an incredible opportunity for families, investors, or builders looking to secure a property in a sought-after neighbourhood. This property requires a long closing, which is ideal for builders/renovators. Your new home awaits.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Detached            |
| LISTING STATUS | For Sale            |
| STYLE          | Bungalow            |
| PROPERTY TYPE  | Detached            |
| BASEMENT       | Partially Finished  |
| FACING         | South               |
| AREA RANGE     | 1100-1500 sqft      |
| PARKING        | 3 spaces            |
| ANNUAL TAX     | \$5,030             |
| POSTAL CODE    | M9C 2C3             |
| NEIGHBOURHOOD  | Etobicoke West Mall |

## ROOM BREAKDOWN

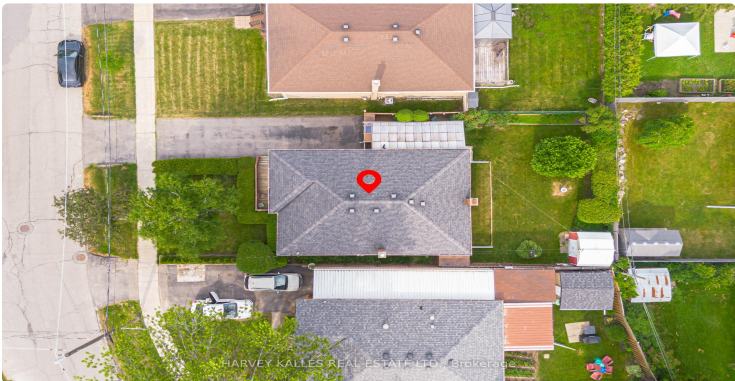
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                           |
|-------------|-------|------------|----------------------------------------------------|
| Dining Room | Main  | —          | Vinyl Floor, Bay Window, Combined w/Kitchen        |
| Kitchen     | Main  | —          | Vinyl Floor, Backsplash, Combined w/Dining         |
| Living Room | Main  | —          | Vinyl Floor, Bay Window, Overlooks Frontyard       |
| Bedroom     | Main  | —          | Vinyl Floor, Closet Organizers, Overlooks Backyard |

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| ROOM        | LEVEL    | DIMENSIONS | FEATURES                                 |
|-------------|----------|------------|------------------------------------------|
| Bedroom 2   | Main     | —          | Vinyl Floor, Closet, West View           |
| Bedroom 3   | Main     | —          | Vinyl Floor, Closet, Overlooks Backyard  |
| Recreation  | Basement | —          | Linoleum, Wood Stove, Above Grade Window |
| Laundry     | Basement | —          | Linoleum                                 |
| Common Room | Basement | —          | Linoleum                                 |
| Workshop    | Basement | —          | Linoleum                                 |

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.