



FOR SALE

DETACHED

MLS# W13775408

# 39 Checkendon Drive, Toronto, ON M9W 2Y8

Rexdale-Kipling, Toronto · M9W 2Y8

C\$ 948,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,300 | 7       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

3-Bedroom Raised Bungalow with Spacious 2-Bedroom Lower Level & Excellent Income Potential! Welcome to this lovingly maintained home on a quiet, family-friendly street in an established Etobicoke neighbourhood. Bright, clean and move-in ready, this home offers comfortable living with exceptional flexibility for families, extended family or buyers seeking future income potential. The main floor features a bright open-concept living and dining area with large windows, an updated kitchen, 3 spacious bedrooms and a well-appointed 4-piece bathroom. The lower level is a standout feature! Bright, clean and versatile, it offers a separate kitchen, 2 bedrooms, large recreation room and 3-piece bathroom, plus additional space that could potentially serve as a 3rd bedroom. Ideal for extended family, an in-law setup, guests or potential rental accommodation. The lower level is currently accessed from inside the home, with the potential to create a separate entrance by adding two interior doors. Enjoy the spacious, fully fenced backyard surrounded by mature trees and greenery-perfect for children, pets, gardening and entertaining. Private driveway accommodates up to 6 vehicles. Important updates include central A/C (2024), owned hot water tank and newer appliances .Excellent location close to Etobicoke Humber Park, Humber River trails, Rivercrest Junior School, transit, shopping and everyday amenities, with easy access to Highways 401 & 427 and Kipling GO Station. A home offering space, flexibility and a great income potential!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Park
- ✓ Fenced Yard
- ✓ School

### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Detached            |
| LISTING STATUS | For Sale            |
| STYLE          | Bungalow-Raised     |
| PROPERTY TYPE  | Detached            |
| BASEMENT       | Finished, Apartment |
| FACING         | South               |
| AREA RANGE     | 1100-1500 sqft      |
| PARKING        | 7 spaces            |
| ANNUAL TAX     | \$3,966             |
| POSTAL CODE    | M9W 2Y8             |
| NEIGHBOURHOOD  | Rexdale-Kipling     |

## ROOM BREAKDOWN

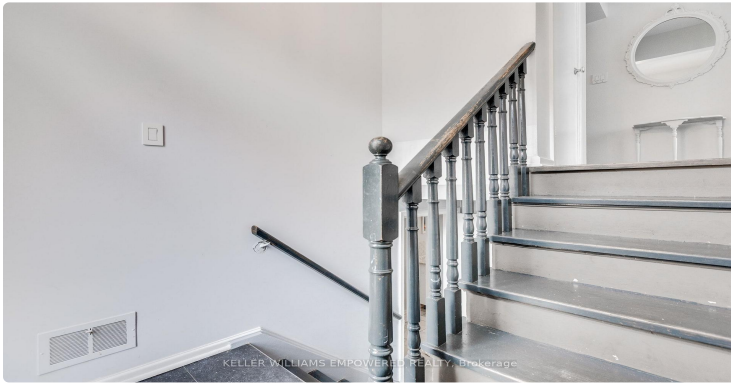
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                  |
|-------------|-------|------------|-------------------------------------------|
| Living Room | Main  | —          | Combined w/Dining, Open Concept, Laminate |

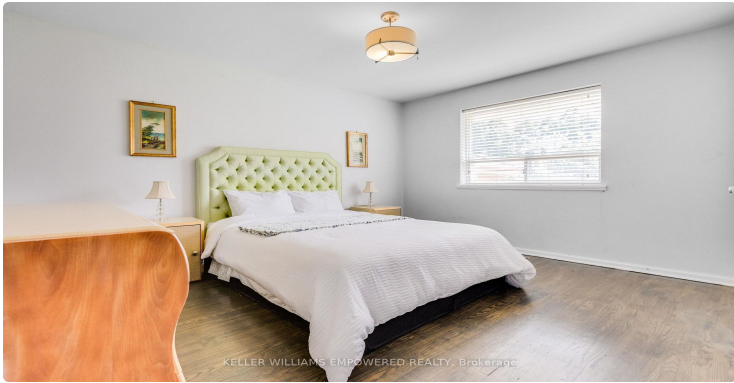
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KELLER WILLIAMS EMPOWERED REALTY

| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                            |
|-----------------|----------|------------|-----------------------------------------------------|
| Dining Room     | Main     | —          | Combined w/Living, Large Window, Laminate           |
| Kitchen         | Main     | —          | Breakfast Area, Stainless Steel Appl, Ceramic Floor |
| Primary Bedroom | Main     | —          | Large Window, Large Closet, Laminate                |
| Bedroom 2       | Main     | —          | Window, Closet, Laminate                            |
| Bedroom 3       | Main     | —          | Window, Closet, Laminate                            |
| Recreation      | Basement | —          | Open Concept, Window, Laminate                      |
| Kitchen         | Basement | —          | Separate Room, Family Size Kitchen, Ceramic Floor   |
| Bedroom         | Basement | —          | Window, Closet, Laminate                            |
| Bedroom         | Basement | —          | Window, Closet, Laminate                            |
| Bedroom         | Basement | —          | Window, Overlooks Backyard                          |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

KELLER WILLIAMS EMPOWERED REALTY

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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.