



FOR SALE

DETACHED

MLS# W13779306

79 Shaver Avenue N, Toronto, ON M9B 4N6

Islington-City Centre West, Toronto · M9B 4N6

C\$ 1,099,999

3	2	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully maintained home on a quiet, tree-lined street in the sought-after Burnhamthorpe Gardens neighbourhood of central Etobicoke. Surrounded by multi-million-dollar custom homes, it's the perfect opportunity to move right in or build your dream home. Inside, you'll find a spacious main-floor bedroom, a fully finished basement with a full bathroom and its own separate entrance, and a detached single-car garage. Beautifully landscaped front and back on a generous 40 x 156 ft lot, the home offers comfort now with room to grow - the separate entrance adds great flexibility for extended family or an in-law suite. Families will love the location: steps to Wedgewood Public School, Park & Pool, East Mall Splash Park and tennis courts, and Eatonville Library, with well-regarded French and English schools close by. Everyday essentials are minutes away - Loblaws, GoodLife Fitness, State & Main, and Six Points Plaza - plus year-round recreation at Wedgewood Park. Commuters are perfectly positioned: a short walk to the Kipling TTC subway hub and Kipling GO Station for seamless access downtown, with excellent Highway 427 access and Pearson Airport close by. A rare opportunity in one of Etobicoke's most established and best-connected family neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Library
- ✓ School

PROPERTY DETAILS

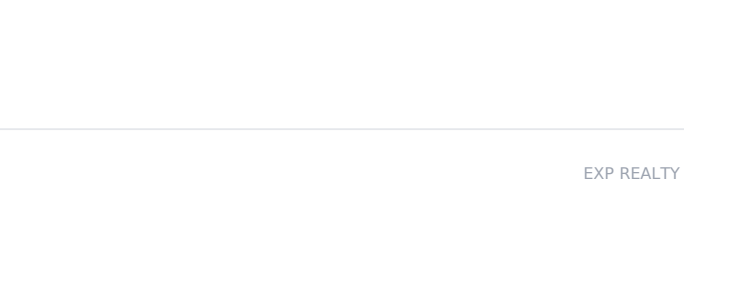
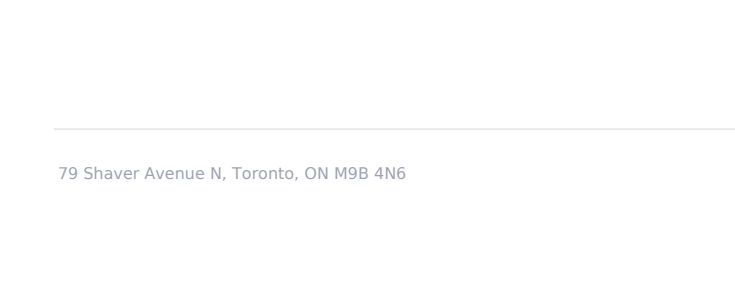
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	East
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,870
POSTAL CODE	M9B 4N6
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.90 x 3.49	—
Dining Room	Main	3.00 x 2.87	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	3.03 x 2.62	—
Primary Bedroom	Main	3.54 x 3.13	—
Bedroom 2	Second	3.13 x 3.08	—
Bedroom 3	Second	3.13 x 3.08	—
Recreation	Basement	6.40 x 5.05	—
Laundry	Basement	—	—

GALLERY





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EXP REALTY

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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.