



FOR SALE

DETACHED

MLS# W13783096

# 27 Nottingham Drive, Toronto, ON M9A 2W4

Edenbridge-Humber Valley, Toronto · M9A 2W4

C\$ 1,779,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 1,750 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

An exceptional opportunity in prime Chestnut Hills. Situated on a premium 60 x 125 foot regular, level lot with sunny north-west exposure, this well-maintained home offers outstanding potential for renovators, builders, or families looking to establish a foothold in one of Etobicoke's most desirable neighbourhoods. Solidly built and carefully maintained, the home is freshly painted throughout and features new broadloom, generous principal rooms, a main floor family room, finished basement, and a gorgeous backyard with large deck, perfect for summer BBQs and entertaining. Three plus one large bedrooms upstairs, including an oversized primary suite with dressing room or nursery and five piece en suite bath. Move-in ready today and update over time with cosmetic renovations to the kitchen and baths, or take advantage of the exceptional lot and location to create your dream home. Endless possibilities to build for the future in this AAA family neighbourhood. Ideally located within the Etobicoke Collegiate catchment, steps to Kingsway College School andHumbertown Shopping Centre, with easy access to Bloor Street, Line 2 subway, the airport, anddowntown.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Level
- ✓ Public Transit

### PROPERTY DETAILS

|                |                          |
|----------------|--------------------------|
| PROPERTY TYPE  | Detached                 |
| LISTING STATUS | For Sale                 |
| STYLE          | 2-Storey                 |
| PROPERTY TYPE  | Detached                 |
| BASEMENT       | Finished                 |
| FACING         | West                     |
| AREA RANGE     | 1500-2000 sqft           |
| PARKING        | 4 spaces                 |
| ANNUAL TAX     | \$9,307                  |
| POSTAL CODE    | M9A 2W4                  |
| NEIGHBOURHOOD  | Edenbridge-Humber Valley |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                            |
|-------------|-------|------------|-------------------------------------|
| Living Room | Main  | —          | Broadloom, California Shutters      |
| Dining Room | Main  | —          | Hardwood Floor, California Shutters |
| Kitchen     | Main  | —          | Breakfast Area, W/O To Sunroom      |

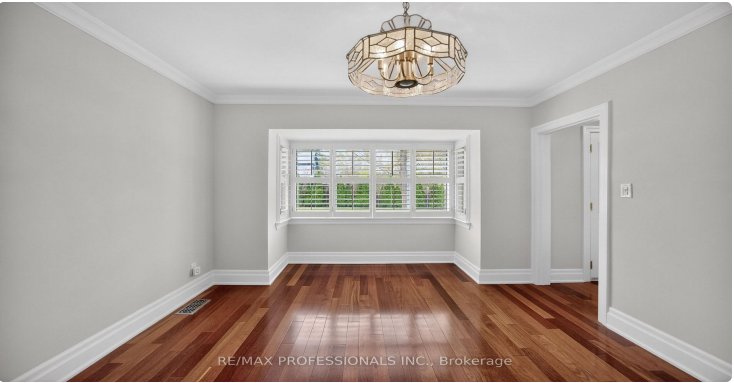
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| ROOM            | LEVEL  | DIMENSIONS | FEATURES                          |
|-----------------|--------|------------|-----------------------------------|
| Sunroom         | Main   | —          | W/O To Deck                       |
| Family Room     | Main   | —          | Broadloom, California Shutters    |
| Primary Bedroom | Second | —          | 5 Pc Ensuite, California Shutters |
| Sitting         | Second | —          | Large Closet, California Shutters |
| Bedroom 2       | Second | —          | 5 Pc Ensuite, California Shutters |
| Bedroom 3       | Second | —          | Closet, California Shutters       |
| Recreation      | Lower  | —          | Broadloom, Pot Lights             |
| Laundry         | Lower  | —          | —                                 |
| Workshop        | Lower  | —          | —                                 |

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.