



FOR SALE

DETACHED

MLS# W13789932

42 Woolgar Avenue, Toronto, ON M8Z 4Y7

Islington-City Centre West, Toronto · M8Z 4Y7

C\$ 1,159,000

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

ABOUT THIS PROPERTY

WELCOME TO 42 WOOLGAR AVE. A TIMELESS ETOBICOKE GEM. Set in one of Etobicoke's sought after neighbourhoods, this beautifully maintained solid brick bungalow offers a rare opportunity to own a home that has been lovingly cared for by the same owner for OVER SIX DECADES. Rich in character, warmth, and timeless appeal, this residence is ready to welcome its next generation of homeowners. Step inside to a thoughtfully maintained main level featuring three bedrooms, two bathrooms, and one in the basement, hardwood floors throughout. The inviting layout provides a wonderful foundation for comfortable everyday living while offering endless possibilities to personalize and make the home your own. The finished lower level extends the living space and offers additional versatility, complete with a separate side entrance, summer kitchen, and recreation room. A gas fireplace insert creates a warm living atmosphere perfect for relaxing evenings with family and friends or cozy winter nights. Outside, convenience meets practicality with a double driveway accommodating up to four vehicles, plus an attached garage, providing generous parking and storage options. The location is equally impressive. Enjoy easy access to major highways, shopping, dining, schools, and everyday conveniences. The new Longo's grocery store, Sherway Gardens, and an excellent selection of restaurants are all close by, while airports is just a short drive away. Families will appreciate the abundance of nearby public and catholic elementary and secondary schools. Whether you're looking to establish roots in a wonderful family friendly community, create your forever home, or comfortably downsize without compromising on location, 42 WOOLGAR AVE offers an exceptional opportunity in a highly desirable Etobicoke setting. A cherished home, an outstanding location, and a wonderful opportunity don't miss your chance to make 42 Woolgar Ave your own.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

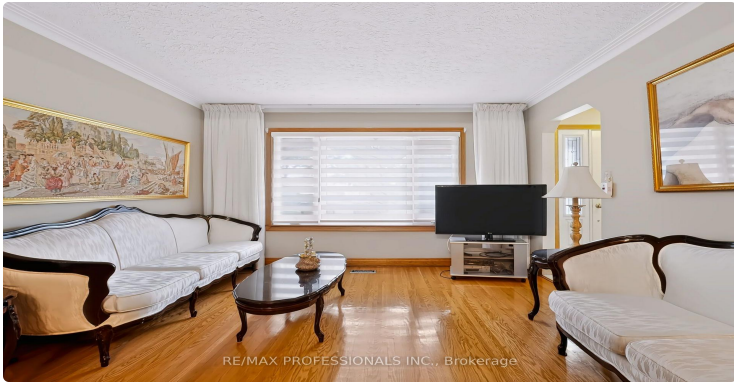
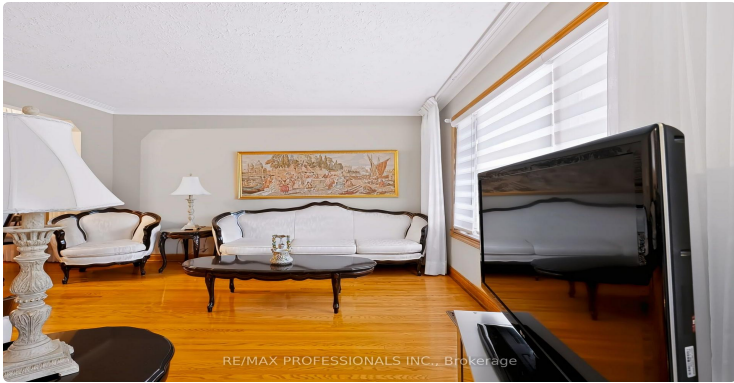
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$5,663
POSTAL CODE	M8Z 4Y7
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Ceramic Floor, Closet, Window
Kitchen	Main	—	Ceramic Floor, Double Sink, Window
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Window
Bedroom 3	Main	—	Ceramic Floor, Closet, Window
Bathroom	Main	—	Ceramic Floor, 4 Pc Bath, Window
Kitchen	Basement	—	Ceramic Floor, B/I Dishwasher, Above Grade Window
Great Room	Basement	—	Fireplace Insert, Ceramic Floor, Above Grade Window
Bathroom	Basement	—	Ceramic Floor, 3 Pc Bath, Above Grade Window
Laundry	Basement	—	Ceramic Floor, Double Sink, Above Grade Window
Cold Room/Cantina	Basement	—	Concrete Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.