



FOR SALE

DETACHED

MLS# W13804920

201 Derrydown Road, Toronto, ON M3J 1S2

York University Heights, Toronto · M3J 1S2

C\$ 945,000

5	3	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This versatile 2,500 sq. ft. of total living space detached bungalow offers an incredible opportunity for families and investors alike, featuring a bright 3-bedroom main floor, Rare 2pce Ensuite in Primary Bdrm, as well as a completely finished basement with a separate entrance, Kitchen, Bath and additional bedroom. Whether you're looking for a spacious multi-generational residence or a high-yield investment with dual-income potential, this property delivers the perfect balance of comfort and connectivity in a sought-after neighbourhood. Location, Location, Location. Leave the car at home! You are steps away from the Finch West Subway Station and the new Finch West LRT, giving you rapid access to Downtown Toronto, York University, and Vaughan Metropolitan Centre. For drivers, Highways 400 and 407 are just minutes away. Whether you are a first-time buyer looking for room to grow, or an investor seeking a high-demand rental pocket near York U, this property checks every single box.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,704
POSTAL CODE	M3J 1S2
NEIGHBOURHOOD	York University Heights

ROOM BREAKDOWN

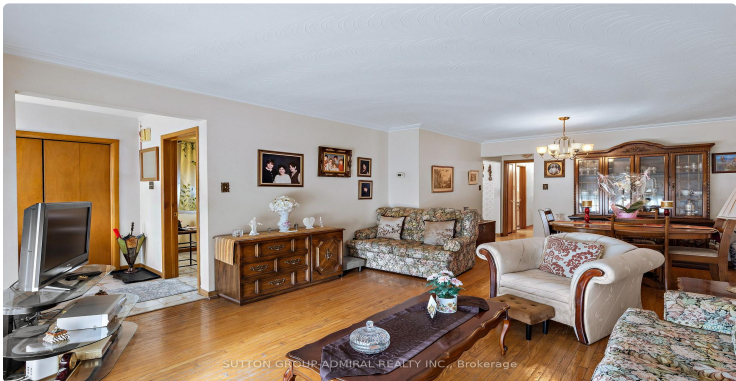
ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Open Concept, Ceramic Floor
Kitchen	Main	—	Open Concept, Ceramic Floor
Living Room	Main	—	Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Hardwood Floor

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SUTTON GROUP-ADMIRAL REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	2 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 2	Main	—	Hardwood Floor, Double Closet
Bedroom 3	Main	—	Hardwood Floor, Double Closet
Kitchen	Basement	—	Large Window, Ceramic Floor
Dining Room	Basement	—	Large Window, Ceramic Floor
Family Room	Main	—	Large Window, Wood Stove
Bedroom	Basement	—	Large 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.