



FOR SALE

DETACHED

MLS# W13827260

94 Ypres Road, Toronto, ON M6M 1P3

Keelesdale-Eglinton West, Toronto · M6M 1P3

C\$ 1,049,000

6	3	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bright and Beautiful home offers a thoughtfully designed layout with four bedrooms, including three bedrooms on the second floor and an additional bedroom on the main level, along with the convenience of main-floor laundry and powder room. The property features a Detached garage and a generous driveway with parking for up to three additional vehicles, providing excellent convenience for families and guests. The finished basement adds valuable living space and includes a 2 bedroom and separate entrance, offering excellent flexibility for extended family, guests, or potential rental use. The seller does not warrant the retrofit status of the basement apartment. Recent updates include a furnace replaced in 2023, a new A/C installed in 2025, a new roof in 2019, and a garage roof replaced in 2022. Ideally located close to the Eglinton LRT, TTC, grocery stores, shopping, schools, parks, and a wide range of everyday amenities, this home offers both comfort and convenience in a well-connected neighborhood. A wonderful opportunity for families, investors, or buyers seeking additional living space and versatility in a convenient location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,228
POSTAL CODE	M6M 1P3
NEIGHBOURHOOD	Keele sd ale-Eglinton West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Laminate, Large Window
Dining Room	Main	—	Combined w/Living, Laminate
Kitchen	Main	—	Ceramic Floor, Window, BA Dishwasher

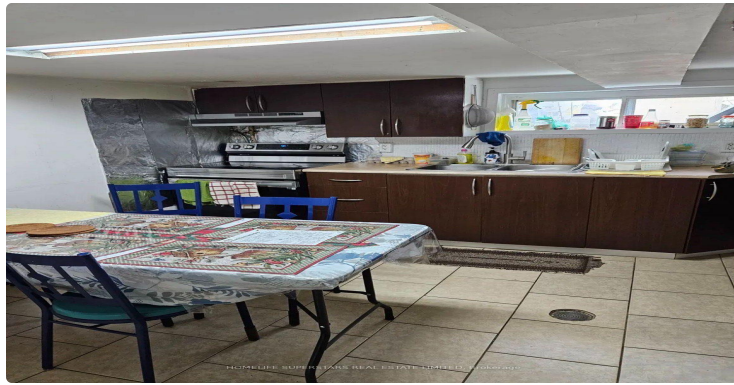
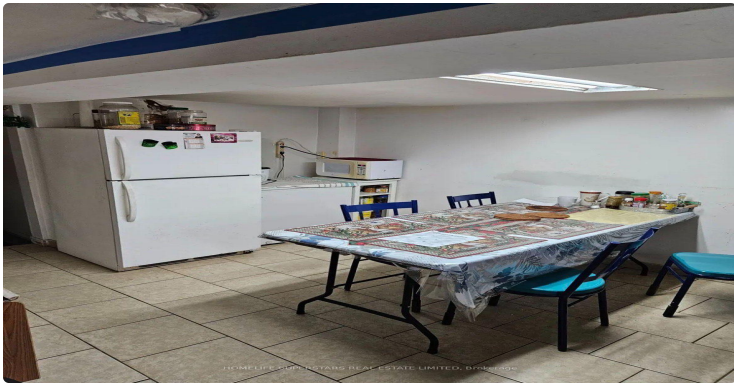
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Laminate, Closet, Separate Room
Primary Bedroom	Second	—	Laminate, Closet, Window
Bedroom 2	Second	—	Laminate, Closet, Window
Bedroom 3	Second	—	Laminate, Closet, Window
Bedroom	Basement	—	Laminate, Window
Bedroom	Basement	—	Laminate, Window
Kitchen	Basement	—	Ceramic Floor, Window

GALLERY





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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.