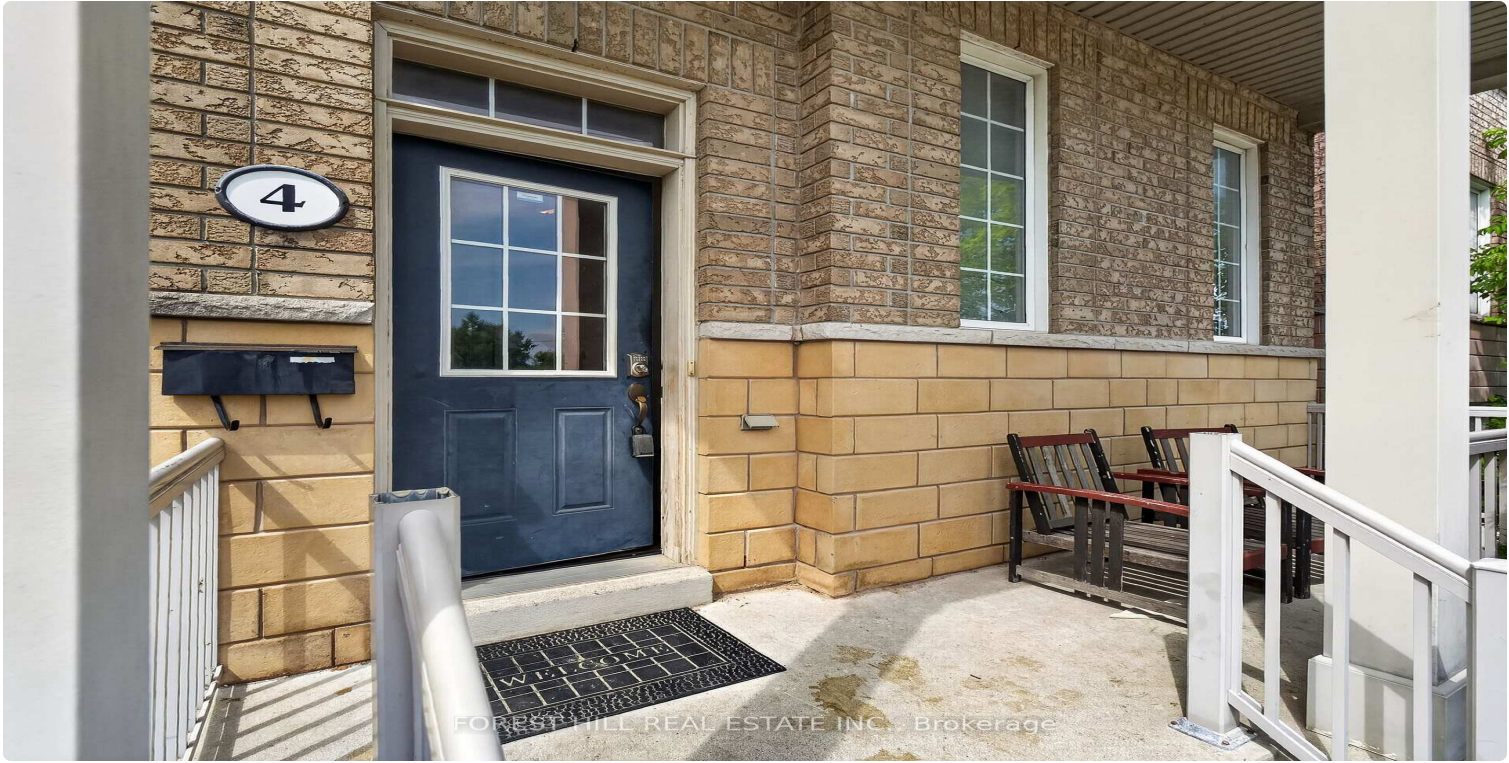




FOR SALE

SEMI-DETACHED

MLS# W13840798

4 Evelyn Wiggins Drive, Toronto, ON M3J 0G3

York University Heights, Toronto · M3J 0G3

C\$ 1,049,000

8	4	2,250	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional investment opportunity in the heart of York University Heights! This well-maintained oversized 8-bedroom, 4-bathroom home offers outstanding cash flow with a projected 6.25%+ cap rate, making it an ideal addition to any investment portfolio. Featuring 2-car parking and situated on a premium lot in one of Toronto's fastest-growing communities, this property is perfectly positioned to attract strong rental demand. Bright, spacious, and meticulously maintained throughout, the home includes 2 full kitchens and an excellent layout designed for maximum income potential. Enjoy a spectacular rooftop terrace, a beautifully landscaped backyard patio, and exceptional indoor and outdoor living spaces. Located just minutes from York University, subway transit, shopping, parks, and major highways, this is a rare opportunity to own a high-performing income property with strong long-term appreciation potential. Projected 6.25%+ cap rate with excellent cash flow.

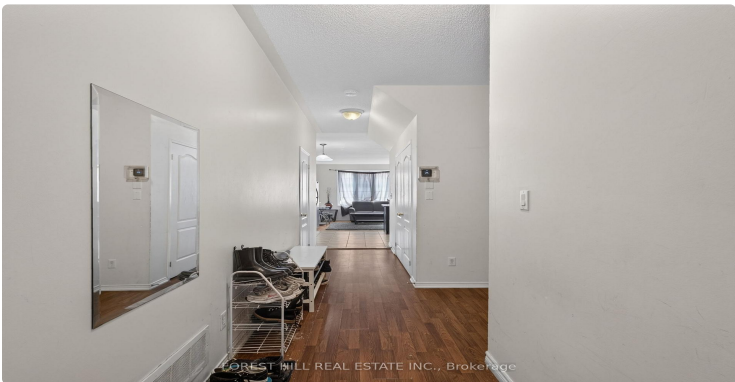
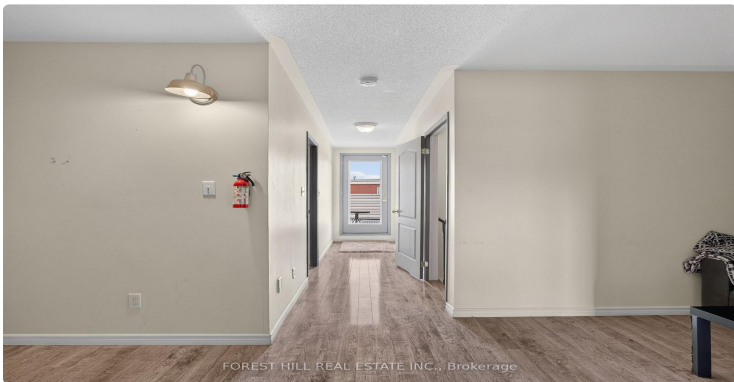
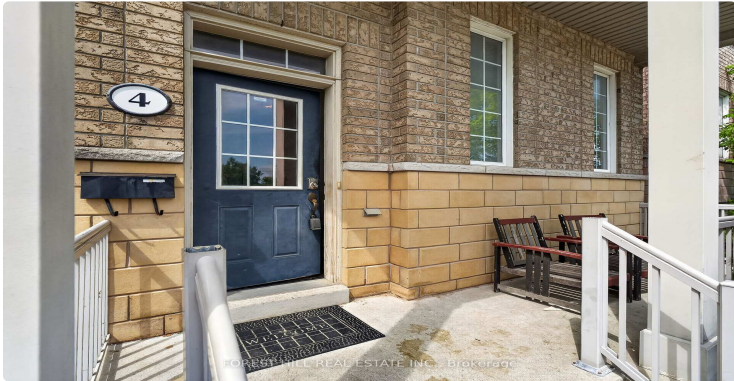
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance
FACING	West
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,678
POSTAL CODE	M3J 0G3
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.