



RE/MAX ULTIMATE REALTY INC. Brokerage

FOR SALE

SEMI-DETACHED

MLS# W13844204

90 Rowntree Avenue, Toronto, ON M6N 1S2

Weston-Pellam Park, Toronto · M6N 1S2

C\$ 879,000

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

ABOUT THIS PROPERTY

Welcome to 90 Rowntree Avenue, a bright and charming 3-bedroom freehold home on a beautiful tree-lined corner lot, featuring a lower-level in-law suite with a separate walkout, a private driveway and beautifully landscaped outdoor spaces, including a backyard perfect for entertaining. Warm and welcoming inside, the home is filled with natural light and lovely views from every room. Three bedrooms offer flexibility for a growing family, a dedicated home office or a guest room. One of the home's standout features is its rare, unobstructed outlook over green space. Directly across the street, an open field with a running track, basketball court and playground feels like an extension of your own backyard. A wonderful setting for outdoor workouts, family activities and dog owners alike. The neighbourhood is equally special, with wonderful neighbours, well-cared-for homes and a genuine sense of community and pride of ownership. The bright walkout lower level, complete with its own kitchen and bathroom, offers flexibility for multigenerational living, guests or potential rental income, subject to applicable requirements. Enjoy easy access to Wallace Espresso, La Spesa, Earlscourt Park, the St. Clair West streetcar, the Stockyards and the many local shops and restaurants along St. Clair West. Offered vacant and ready to move into, this is a great opportunity to put down roots, enjoy freehold living and become part of a welcoming west-end community. Offers anytime.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,284
POSTAL CODE	M6N 1S2
NEIGHBOURHOOD	Weston-Pellam Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Window, Closet, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Overlooks Backyard, Quartz Counter, W/O To Balcony
Dining Room	Main	—	Combined w/Kitchen, Laminate, Pantry
Primary Bedroom	Second	—	Window, Hardwood Floor, Overlooks Backyard
Bedroom 2	Second	—	Window, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Laundry	Basement	—	—
Laundry	Basement	—	Window, Laundry Sink, Concrete Floor
Kitchen	Basement	—	—
Kitchen	Basement	—	Open Concept, Combined w/Living, Window
Bedroom	Basement	—	Window, Vinyl Floor
Den	Basement	—	Window, Vinyl Floor

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.