



FOR SALE

DETACHED

MLS# W13857132

1 Mosswood Lane, Toronto, ON M9V 1M3

West Humber-Clairville, Toronto · M9V 1M3

C\$ 895,000

3	1	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Pride of ownership is evident in this meticulously maintained family home. Three bedroom brick side split features freshly painted interior, updated main bathroom, refreshed kitchen counter tops and backsplash. Hardwood flooring on upper levels, and updated runner on the stairs. Newer windows, roof and furnace and central vac. Patio door walkout from the kitchen leads to a patio and built-in garden bed. Nicely kept front and backyard, garden shed included. Over 1,200 sq. feet of living space. The finished lower level includes a large family room with fireplace, laundry room, large walk-in cantina (could be converted to a bathroom) and plenty of storage in the crawl space. A double car garage and double driveway offer ample parking and storage. All of this in a fantastic location, within West Humber- Clairville community. Close to parks, schools, highway access, Humber College LRT, Humber College/ Guelph University campus, Etobicoke General Hospital and much more. Welcome Home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,997
POSTAL CODE	M9V 1M3
NEIGHBOURHOOD	West Humber-Clairville

ROOM BREAKDOWN

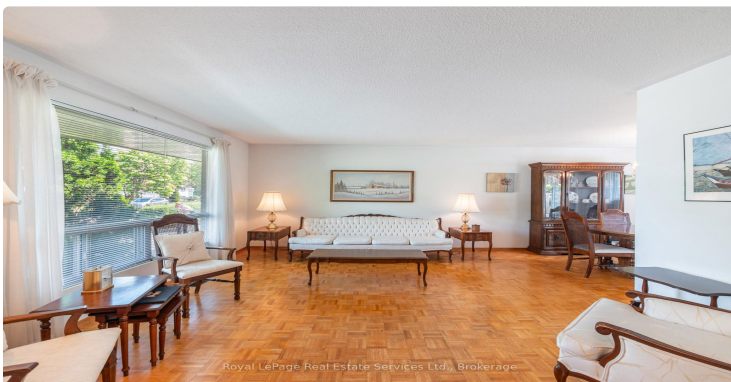
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Dining Room	Main	—	—
Living Room	Main	—	—
Foyer	Main	—	—

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Royal LePage Real Estate Services Ltd., Brokerage

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Upper	—	Closet
Bedroom	Upper	—	Closet
Bedroom	Upper	—	Closet
Recreation	Lower	—	Fireplace
Laundry	Lower	—	—
Bathroom	Upper	—	4 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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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.