



FOR SALE

DETACHED

MLS# W13861604

116 Exbury Road, Toronto, ON M3M 1R1

Downsview-Roding-CFB, Toronto · M3M 1R1

C\$ 1,090,000

4	3	1,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Well-Maintained 4-Bedroom, 2-Storey Detached Home Situated On A Premium 50' x 120' Lot Backing Onto A Peaceful Ravine. Offering Over 1,500 Sq. Ft. Of Above-Grade Living Space, The Home Features Hardwood Flooring Throughout The Living, Dining And Bedroom Areas. The Bright Eat-In Kitchen Overlooks The Backyard And Ravine, Providing A Quiet And Private Setting.The Finished Walk-Out Basement Includes A Second Kitchen And Spacious Recreation Room, Offering Excellent Potential For An In-Law Suite Or Multi-Generational Living. Features Include An Attached Garage And Parking For Up To Five Vehicles.Ideally Located Close To Schools, Parks, Golf, Hospitals, Libraries And Transit. A Well-Maintained Home On A Premium Ravine Lot With Excellent Potential To Update And Personalize To Suit Your Needs.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

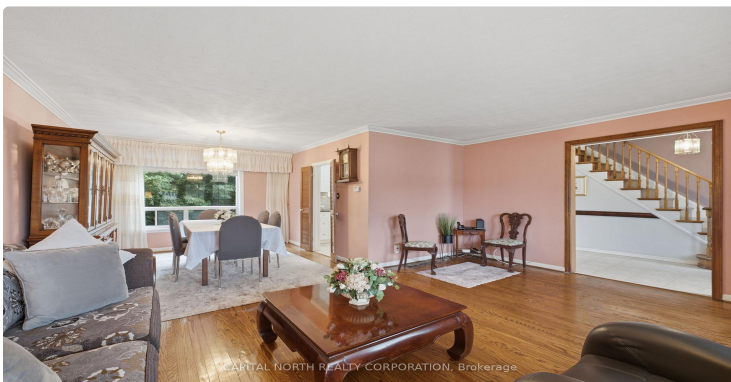
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$4,627
POSTAL CODE	M3M 1R1
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, L-Shaped Room, Large Window
Dining Room	Main	—	Hardwood Floor, Large Window
Kitchen	Main	—	Ceramic Floor, Backsplash, Overlooks Ravine
Breakfast	Main	—	Ceramic Floor, Overlooks Ravine

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Hardwood Floor, Double Closet
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Closet, B/I Bookcase
Kitchen	Basement	—	Laminate, Large Window, Overlooks Backyard
Recreation	Basement	—	Laminate, Glass Doors, W/O To Yard

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.