



FOR SALE

DETACHED

MLS# W13870832

# 17 Avening Drive, Toronto, ON M9V 1Y2

West Humber-Clairville, Toronto · M9V 1Y2

C\$ 1,049,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 1,300 | 5       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Turnkey Detached Backsplit on a deep pie-shaped lot in prime West Humber! Featuring 4+1 bedrooms, 4 full bathrooms, and 2 full kitchens, this versatile home offers the ideal layout for multi-generational families needing extended living space. Thoroughly updated (Dec 2025) with luxury vinyl flooring throughout (zero carpet), pot lights, custom coffee bar, and a modern main kitchen with extended cabinetry, quartz countertops, and stylish backsplash. The open-concept living/dining area leads to a bright walk-out 4 Seasons, sunroom complete with its own full washroom-ideal for a ground-floor office or guest space. Complete peace of mind with a brand-new metal roof backed by a 55-year transferable warranty. Outside features fresh side hardscaping, a patio, and a deep lot with prime Garden Suite / ADU potential. Unbeatable location steps to Finch West LRT, bus transit, parks, Humber College, Etobicoke General Hospital, and Hwys 427/401/407. Move-in ready with flexible closing available.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | Backsplit 3            |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished               |
| FACING         | South                  |
| AREA RANGE     | 1100-1500 sqft         |
| PARKING        | 5 spaces               |
| ANNUAL TAX     | \$3,783                |
| POSTAL CODE    | M9V 1Y2                |
| NEIGHBOURHOOD  | West Humber-Clairville |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                            |
|-------------|-------|------------|-------------------------------------|
| Living Room | Main  | —          | Fireplace, Large Window, Pot Lights |
| Dining Room | Main  | —          | Open Concept, Pot Lights            |
| Kitchen     | Main  | —          | Quartz Counter, Pot Lights          |
| Bedroom     | Upper | —          | Large Window, California Shutters   |

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| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                        |
|-----------------|----------|------------|-------------------------------------------------|
| Primary Bedroom | Upper    | —          | Large Window, Large Closet, California Shutters |
| Bedroom 3       | Upper    | —          | Vinyl Floor, California Shutters, Closet        |
| Bedroom 4       | Upper    | —          | Vinyl Floor, California Shutters, B/I Closet    |
| Bedroom 5       | Basement | —          | —                                               |

GALLERY





## LISTING AGENT

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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.