



FOR SALE

DETACHED

MLS# W13871316

# 24 Aura Lea Boulevard, Toronto, ON M9M 1K3

Humberlea-Pelmo Park W5, Toronto · M9M 1K3

C\$ 1,174,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 900   | 9       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

**\*\*Welcome to this Bright & Spacious 4-Bedroom, 2-Bathroom Detached Home in Toronto\*\*1,095 Square Feet as per MPAC\*\*AC & Furnace Replaced (2023)\*\*Roof Replaced (2018)\*\*Abundant Natural Light Throughout, Creating a Bright & Welcoming Atmosphere\*\*Attached Garage Thoughtfully Converted into a Primary Bedroom, Expanding the Original 3-Bedroom Layout to 4 Bedrooms\*\*Live-In Nanny Suite-Style Basement with Studio-Style Layout, Plus a Versatile Den that can be used for Multiple Purposes\*\*Laundry Room is in the Basement\*\*Exceptionally Wide and Deep Lot with No Sidewalk\*\*Just a 5-Minute Drive to North York Sheridan Mall for Shopping & Everyday Essentials\*\***

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

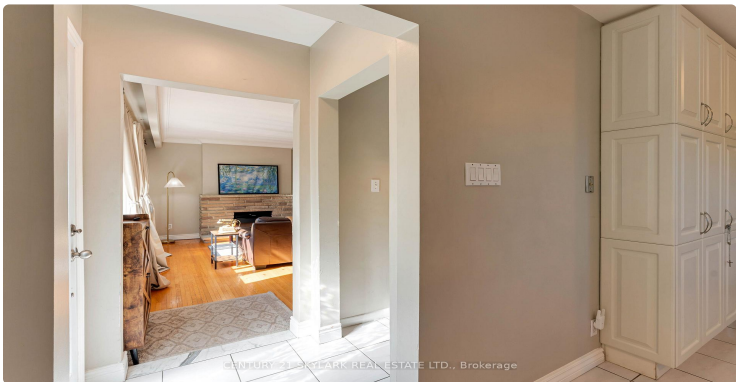
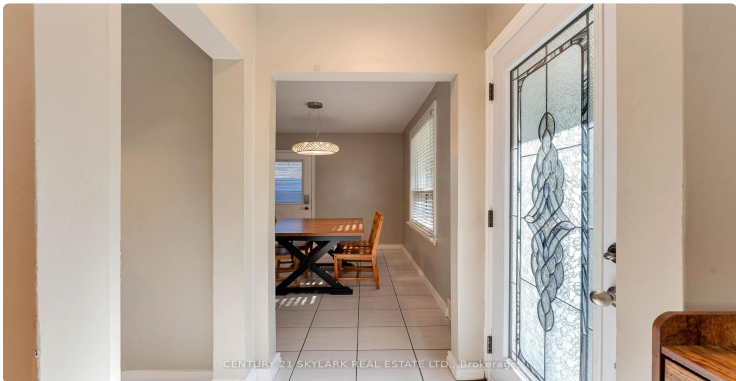
|                |                         |
|----------------|-------------------------|
| PROPERTY TYPE  | Detached                |
| LISTING STATUS | For Sale                |
| STYLE          | Bungalow                |
| PROPERTY TYPE  | Detached                |
| BASEMENT       | Apartment               |
| FACING         | North                   |
| AREA RANGE     | 700-1100 sqft           |
| PARKING        | 9 spaces                |
| ANNUAL TAX     | \$4,566                 |
| POSTAL CODE    | M9M 1K3                 |
| NEIGHBOURHOOD  | Humberlea-Pelmo Park W5 |

# ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                              |
|-------------|-------|------------|---------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Fireplace, Window     |
| Kitchen     | Main  | —          | Ceramic Floor, Breakfast Area, Window |
| Bedroom     | Main  | —          | Laminate, Closet, Window              |
| Bedroom 2   | Main  | —          | Hardwood Floor, Window                |
| Bedroom 3   | Main  | —          | Hardwood Floor, Window                |

| ROOM         | LEVEL    | DIMENSIONS | FEATURES                                  |
|--------------|----------|------------|-------------------------------------------|
| Bedroom 4    | Main     | —          | Hardwood Floor, Window                    |
| Living Room  | Basement | —          | Ceramic Floor, Combined w/Kitchen, Window |
| Kitchen      | Basement | —          | Ceramic Floor, Combined w/Living, Window  |
| Bedroom      | Basement | —          | Ceramic Floor, Combined w/Living, Window  |
| Den          | Basement | —          | Ceramic Floor, Window                     |
| Utility Room | Basement | —          | —                                         |

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.