



FOR SALE

DETACHED

MLS# W13871902

65 Woodbury Road, Toronto, ON M8W 1X8

Alderwood, Toronto · M8W 1X8

C\$ 1,279,000

5	4	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Investors & Multi-Generational Buyers! Rare Tri-Suite Income Powerhouse In Prime Alderwood! This masterfully renovated detached bungalow is expertly configured to safely generate 3 independent streams of income under one roof. Ideal as a high-yield turnkey addition to your portfolio. or a premium live-up/rent-down scenario where tenants cover your mortgage. The open-concept main floor seamlessly connects the living and dining areas with a contemporary kitchen featuring a centre island, quartz countertops, stainless steel appliances and a gas oven. The inviting living room is enhanced by elegant wainscoting and a electric fireplace. Three main-floor bedrooms include a primary bedroom with a double sliding-door closet and a three-piece ensuite featuring a frameless glass walk-in shower, tiled flooring and vanity. A convenient laundry closet and five-piece main bathroom with a double-sink vanity complete this level. The finished basement has a separate entrance, above-grade windows and two distinct open-concept living quarters, each with kitchen, living and dining areas, a bedroom and bathroom. One offers a gas fireplace, stainless steel refrigerator, built-in countertop range and three-piece bathroom, while the other features a larger bedroom with a walk-in closet and a spacious four-piece bathroom with a double-sink vanity and frameless glass shower. Basement baths w/ heated floors. Additional highlights include an owned water heater, heat-pump heating, central air and a fully fenced yard with a storage shed. Ideally located near greenspaces like Etobicoke Valley Park, Enfield Park, Toronto Golf Club for outdoor recreation, Marie Curtis Park's beaches, trails and kayak rentals along Lake Ontario. Nearby schools like St. Ambrose Catholic School, Sir Adam Beck Junior School and more. Everyday conveniences close by Health Centres, restaurants, shopping, pickleball courts, TTC Transit, Long Branch GO Station, Highways 427 and the QEW for easy GTA commuting.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Apartment
FACING	South
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,965
POSTAL CODE	M8W 1X8
NEIGHBOURHOOD	Alderwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	4.42 x 2.56	Stainless Steel Appl, Centre Island, Quartz Counter
Living Room	Main	3.87 x 3.89	Wainscoting, Electric Fireplace, Pot Lights
Dining Room	Main	3.20 x 2.65	Open Concept, Casement Windows, Vinyl Floor
Primary Bedroom	Main	3.93 x 3.26	Double Closet, Casement Windows, 3 Pc Ensuite
Bedroom 2	Main	3.32 x 2.93	Vinyl Floor, Casement Windows, B/I Closet
Bedroom 3	Main	3.23 x 2.74	Vinyl Floor, Casement Windows, B/I Closet
Living Room	Basement	6.28 x 5.82	Gas Fireplace, Pot Lights, Vinyl Floor
Kitchen	Basement	6.37 x 3.08	Open Concept, Stainless Steel Appl, Above Grade Window
Bathroom	Main	—	3 Pc Bath, Tile Floor, B/I Vanity
Bathroom	Main	—	Double Sink, Tile Floor, 5 Pc Bath
Bedroom 4	Basement	—	Sliding Doors, Vinyl Floor, Above Grade Window
Bathroom	Basement	—	3 Pc Bath, Tile Floor, B/I Vanity
Living Room	Basement	—	Vinyl Floor, Open Concept, Pot Lights
Kitchen	Basement	—	Stainless Steel Appl, Above Grade Window, Vinyl Floor
Bedroom 5	Basement	—	Walk-In Closet(s), Pot Lights, Above Grade Window
Bathroom	Basement	—	4 Pc Bath, Double Sink, Tile Floor
Laundry	Basement	—	Laundry Sink, Pot Lights, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.