



HOMELIFE/MIRACLE REALTY LTD, Brokerage

FOR SALE

TRIPLEX

MLS# W14029816

44 Leduc Drive, Toronto, ON M9W 2A9

Rexdale-Kipling, Toronto · M9W 2A9

C\$ 1,149,000

6	3	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

RARE INVESTMENT OPPORTUNITY! Welcome to this well-maintained LEGAL TRIPLEX nestled on a quiet street in a desirable Etobicoke neighbourhood! Featuring THREE spacious, self-contained 2-bedroom apartments, one on each level, offering functional layouts, generous living space and excellent income potential. Perfect for savvy investors, multi-generational families or buyers looking to live in one unit while generating rental income from the others. Major recent upgrades include a BRAND NEW ROOF (2026) and NEW ASPHALT DRIVEWAY (2024)! VACANT POSSESSION AVAILABLE, offering exceptional flexibility for the new owner to maximize rental potential or accommodate extended family. Conveniently located just minutes from Highways 401 and 409, Walmart, Costco, SmartCentres, schools, parks and everyday amenities. A fantastic opportunity to own a versatile, income-generating property in a convenient and sought-after location! EXTRAS: 3 Fridges, 3 Stoves, 3 Separate Hydro Meters and Owned Hot Water Tank.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

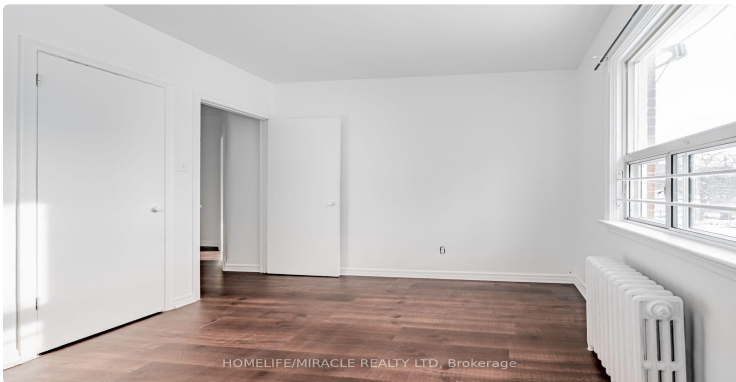
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,650
POSTAL CODE	M9W 2A9
NEIGHBOURHOOD	Rexdale-Kipling

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Floor
Living Room	Main	—	Hardwood Floor
Primary Bedroom	Main	—	Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor
Kitchen	Second	—	Ceramic Floor
Living Room	Second	—	Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/MIRACLE REALTY LTD

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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.