



FOR SALE

DETACHED

MLS# W14032276

45 Fernalroy Boulevard, Toronto, ON M8Z 3W2

Stonegate-Queensway, Toronto · M8Z 3W2

C\$ 1,398,000

3	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Fernalroy Blvd, a spacious solid-brick bungalow on an extra-wide lot in the heart of family-friendly Norseman Heights. Exceptionally well maintained, with a practical layout and abundant natural light, this inviting home has plenty to appreciate today along with the flexibility to make it your own over time. The main level includes a welcoming foyer with tile floors and a double coat closet, an L-shaped living and dining room with gleaming hardwood floors, crown moulding and large windows overlooking the front and rear yards, a large eat-in kitchen with a comfortable breakfast area and potential to update and personalize to suit, three generously sized bedrooms with ample closet space, including two with hardwood floors, and a pristine mid-century 4-piece main bathroom. Downstairs, the finished lower level with separate entry adds considerably more living space with a massive rec room designed for gathering, relaxing and entertaining, a 3-piece bathroom, bar area, workshop, laundry room and additional storage space. Set on an expansive lot with 66 foot frontage, the tranquil, oversized fenced backyard with treed views provides abundant space for outdoor dining, entertaining, gardening and for children and pets to play, with room for a pool if desired. A single attached garage is complemented by a double private driveway, with parking for 3 cars. The property also lends itself to a range of options, from enjoying the existing home to renovating, expanding or exploring a future custom build. Ideally situated on a quiet residential street near Lora Hill Park, Norseman Pool and Norseman Heights Park as well as highly-ranked schools including Norseman JMS, Etobicoke CI, ESA, Holy Angels & Bishop Allen. Minutes from the shops and restaurants of Bloor Street and The Queensway, Costco, big-box stores, Sherway Gardens, Royal York Station, Mimico GO & the Gardiner. A wonderful combination of space, setting and convenience in a desirable Etobicoke neighbourhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Public Transit
- ✓ School

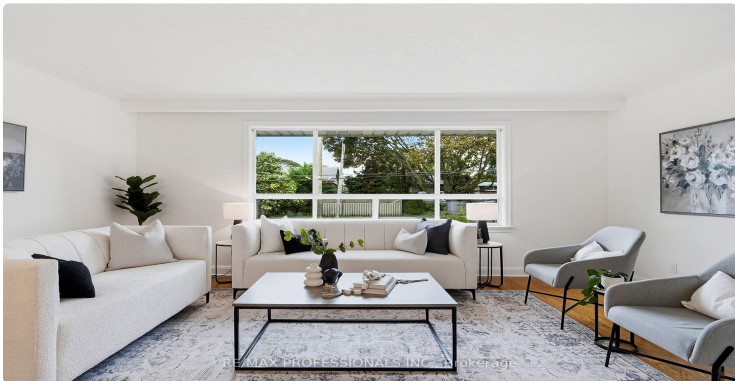
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,043
POSTAL CODE	M8Z 3W2
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Closet, Overlooks Frontyard
Living Room	Main	—	Hardwood Floor, Crown Moulding, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Overlooks Backyard
Kitchen	Main	—	Eat-in Kitchen, Overlooks Backyard, Double Sink
Primary Bedroom	Main	—	Double Closet, Hardwood Floor, Overlooks Frontyard
Bedroom 2	Main	—	Hardwood Floor, Closet, B/I Shelves
Bedroom 3	Main	—	Closet, Broadloom, Overlooks Frontyard
Recreation	Lower	—	Above Grade Window, Broadloom
Other	Lower	—	Dry Bar, Broadloom, Above Grade Window
Utility Room	Lower	—	Combined w/Laundry, Laundry Sink, Above Grade Window
Workshop	Lower	—	Broadloom, B/I Shelves
Other	Lower	—	Above Grade Window, Closet, Panelled
Other	Lower	—	B/I Shelves, Concrete Floor
—	—	—	—

GALLERY





LISTING AGENT

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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.