



FOR SALE

DETACHED

MLS# W14089598

48 Sedgebrook Crescent, Toronto, ON M9B 2X3

Eringate-Centennial-West Deane, Toronto · M9B 2X3

C\$ 877,888

5	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to the sought-after West Deane community! Nestled on a quiet, tree-lined street, this well-maintained, single-owner 3-bedroom home sits on a generous 55 x 130 ft lot with a garage. The finished basement features a separate entrance, second kitchen and two additional bedrooms, offering excellent potential for an in-law suite or rental income. Enjoy a private backyard perfect for entertaining, relaxing and spending time with family. Ideally located just minutes from Highways 401, 427 and the QEW, close to West Deane Park, and steps from scenic trails and ravine, all within a highly sought-after school district. Bring your personal touch and make this cherished house your own 'home sweet home'!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,445
POSTAL CODE	M9B 2X3
NEIGHBOURHOOD	Eringate-Centennial-West Deane

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	—	Ceramic Floor, Skylight, Window
Primary Bedroom	Main	—	Broadloom, Closet, Window
Bedroom 2	Main	—	Broadloom, Closet, Window
1100 Brook Crescent, Toronto, ON M9B 2X3			

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	Broadloom, Closet, Window
Kitchen	Basement	—	Vinyl Floor, Eat-in Kitchen, Window
Recreation	Basement	—	Broadloom, Pot Lights, Window
Bedroom 4	Basement	—	Broadloom, Closet, Window
Bedroom 5	Basement	—	Broadloom, Closet, Window
Utility Room	Basement	—	Vinyl 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.