



FOR SALE

DETACHED

MLS# W14096736

30 Vanguard Drive, Toronto, ON M9B 5E6

Islington-City Centre West, Toronto · M9B 5E6

C\$ 925,000

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

ABOUT THIS PROPERTY

Highly Desirable Location in Eatonville Neighbourhood on a Generous 45 ft x 122 ft Lot. Cherished Family Home-First Time Ever on the Market! Lovingly Cared for and Maintained by its Original Owner. Lots of Potential, Awaiting Your Personal Touch. Eat-In Kitchen, Separate Dining Room/Living Room combination, 3 Bedrooms on Main Floor plus 2 More Bedrooms on Lower Level. Solarium off Kitchen Provides Extra Light and has Additional Entrance and Access to Finished Lower Level. Excellent Rental Income or Extra Family Overflow Potential. Side Entrance Outside to Enlosed/Fenced Backyard. Home has Excellent Bones and has been Well Maintained. Minutes to TTC, Hwy 427, 401 and QEW for Easy Access to Pearson Airport or Downtown. Neighbourhood is Close to Scenic Parks, Walking/Bike Trails, Sherway Gardens, Cloverdale Mall and Highly Regarded Schools. With substantial custom-home development throughout the neighbourhood, this Property also Presents an Outstanding Opportunity for Builders, Investors (Rental), and Renovators Looking for Income or to Customize, Expand, or Build their Dream Home in one of the Area's Most Desirable Neighbourhoods. A Rare Opportunity! Public Open House Sat/Sun Oct 24/25, 1-4pm.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

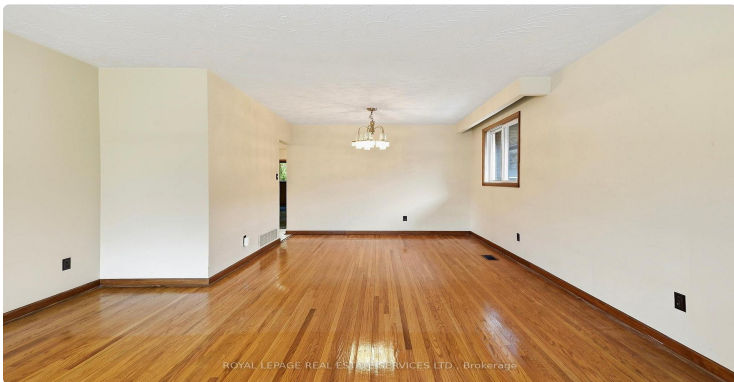
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,647
POSTAL CODE	M9B 5E6
NEIGHBOURHOOD	Islington-City Centre West

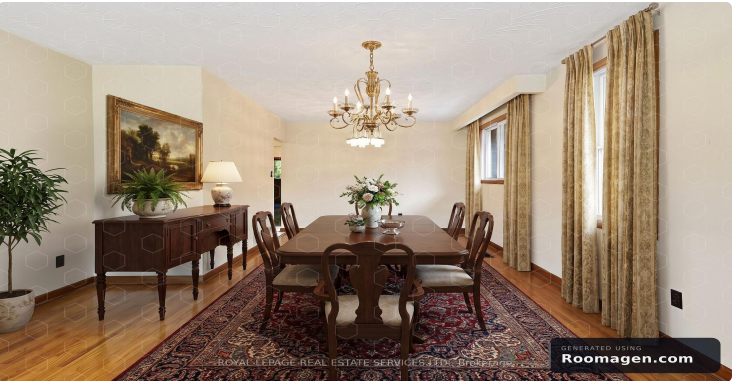
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Linoleum, Window, W/O To Porch
Primary Bedroom	Main	—	Window, Closet, Broadloom
Bedroom 2	Main	—	Closet, Broadloom, Window
Bedroom 3	Main	—	Window, Closet, Broadloom
Sunroom	Main	—	Broadloom, Side Door, Large Window
Bedroom 4	Lower	—	Window, Broadloom
Bedroom 5	Lower	—	Broadloom, Window
Recreation	Lower	—	Linoleum, Dropped Ceiling, Window
Sitting	Lower	—	Window, Broadloom

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.