



FOR SALE

CONDO TOWNHOUSE

MLS# W14099870

40 Ed Clark Gardens Boulevard 15, Toronto, ON M6N 0B5

Weston-Pellam Park, Toronto · M6N 0B5

C\$ 675,000

2	3	950	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Your Own Front Door In The City, Under \$700K. No Lobby, No Elevator: A Private Entrance Off Your Own Terrace. This Corner 2 Bedroom, 2.5 Bath Stacked Townhouse In Reunion Crossing (Built 2023) Gets Excellent Light From Two Exposures And Comes With TWO Private Outdoor Spaces, Parking With An EV Charger, And TWO Side-By-Side Lockers. Move-In Ready, Incredibly Well Maintained, Main Level: Open Concept Living And Dining With Wide-Plank Floors, A Powder Room For Guests, And A Kitchen Upgraded From The Builder With Quartz Counters, Chevron Marble Backsplash, Custom Cabinetry, Stainless Steel Appliances, Under-Cabinet Lighting, Soft-Close Everything And An Island With Seating. Custom Storage Is Built In Everywhere It Counts: Kitchen And Dining Area, Living Room, Lower Hallway, Even Shoe Cabinets On The Stair Landing. Motorized Roller Shades. Lower Level: A Primary Suite With Mirrored Closets, An Upgraded Vanity And A Fully Enclosed Glass Walk-In Shower, Plus Its Own Walkout To A Private Garden Terrace With Natural Gas BBQ Hookup And Hose Connection. The Second Bedroom Also Works As A Nursery, Guest Room Or Home Office. A Second Full Bath And Ensuite Laundry Finish The Level. Individually Controlled Heating And Central Air. In The Associated Condo Building: Gym, Party Room, Games Room, Dog Spa And Parcel Room, All On The Ground Floor Of The Main Building, Plus A Shared Outdoor Terrace On The 8th Floor. Out The Door: S.A.D.R.A. Park And Splash Pad Are Truly Just Steps Away, Stock Yards Village About A 10 Minute Walk For Nations Fresh Foods, LCBO, PetSmart And Every Errand You Could Have. The Junction (Coffee, Breweries, Saturday Farmers' Market) And Corso Italia Minutes Away. The Big One: Metrolinx Is Building The New Stockyards UP Express Station A Block From Home (Union And Pearson On One Line), Part Of A Major Transit And Road Investment In This Corner Of The City That Includes A Rebuilt St. Clair Underpass. Here, You Are Buying Ahead Of It.

FEATURES

- ✓ Basement
- ✓ Garage

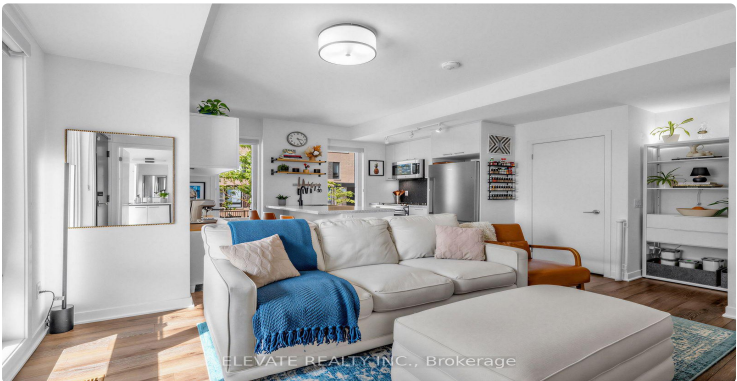
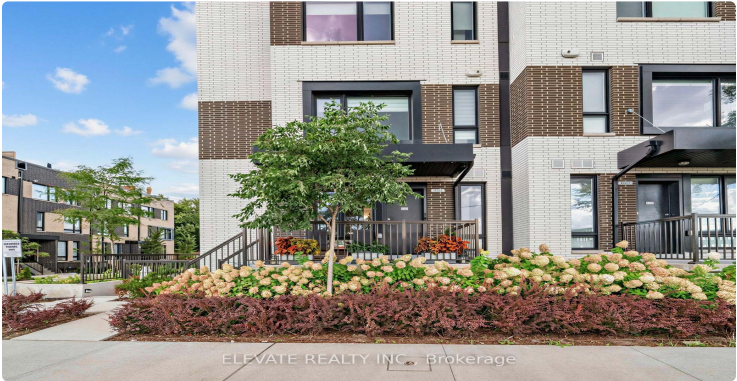
PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	Stacked Townhouse
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished with Walk-Out
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,929
POSTAL CODE	M6N 0B5
NEIGHBOURHOOD	Weston-Pellam Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Stainless Steel Appl, Vinyl Floor
Living Room	Main	—	Combined w/Dining, Window, Vinyl Floor
Dining Room	Main	—	Combined w/Living, Window, Vinyl Floor
Powder Room	Main	—	2 Pc Bath, Window, Porcelain Floor
Primary Bedroom	Lower	—	4 Pc Ensuite, W/O To Terrace, Vinyl Floor
Bedroom 2	Lower	—	Window, Closet, Vinyl Floor
Bathroom	Lower	—	3 Pc Bath, Glass Doors, Porcelain Floor
Bathroom	Lower	—	4 Pc Bath, Porcelain Floor

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.