



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

DETACHED

MLS# W14102238

90 Silverhill Drive, Toronto, ON M9B 3W5

Islington-City Centre West, Toronto · M9B 3W5

C\$ 1,065,000

6	2	900	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to a home that truly has room for everything & everyone. This inviting 3-bedroom bungalow combines generous living spaces, a thoughtfully designed layout, fantastic outdoor space, and exceptional flexibility with two full kitchens and two separate laundry areas; one for each level. Step inside to a bright and welcoming main floor featuring generously sized principal rooms, including a large living room perfect for relaxing or entertaining and a separate dining room ideal for family dinners and special gatherings. The king-sized primary bedroom offers a wonderful retreat, complete with a walk-out to the private backyard and covered deck - the perfect spot for morning coffee or hosting friends & family. Downstairs, the possibilities continue with a spacious 3-bedroom lower-level apartment, a full kitchen, and its own dedicated laundry facilities. With two full kitchens and two separate sets of laundry machines - one serving each floor - this home offers an exceptional level of convenience and independence. Whether you're accommodating extended family, creating a comfortable space for guests, setting up a private home office, or exploring potential rental income to help offset the mortgage, the possibilities are impressive. Outside, enjoy your own private backyard and a covered deck designed for year-round enjoyment. The detached garage provides valuable parking and storage, adding even more convenience and functionality to this already spacious property. And the location is just as appealing. A fantastic neighbourhood park is only a 2-minute stroll away, while shopping, transit, and everyday amenities are all conveniently close by. Space, flexibility, privacy, outdoor living, parking, and income potential - this is a home that offers so much more than meets the eye. Don't miss your chance to make this home yours-book your private showing today!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Level
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

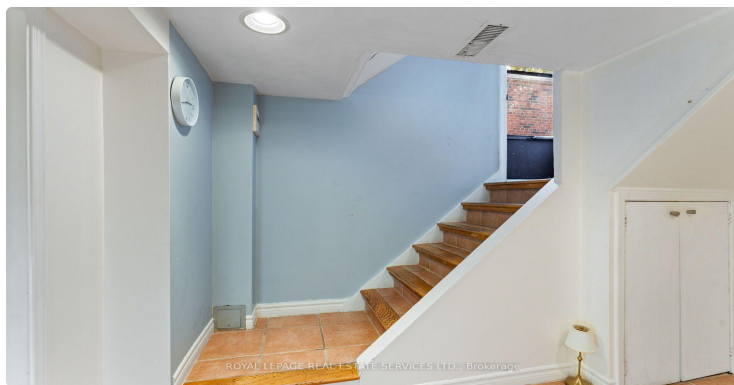
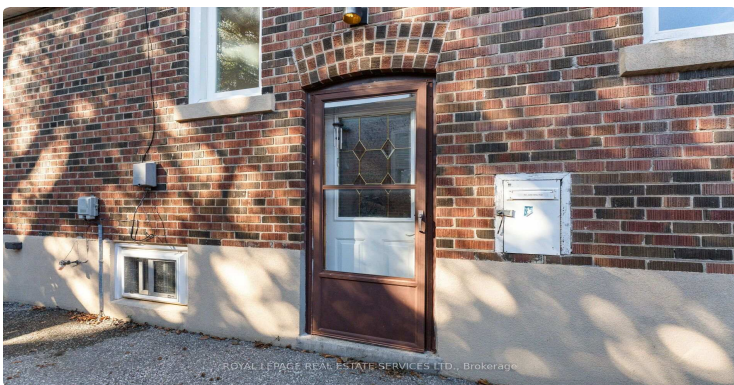
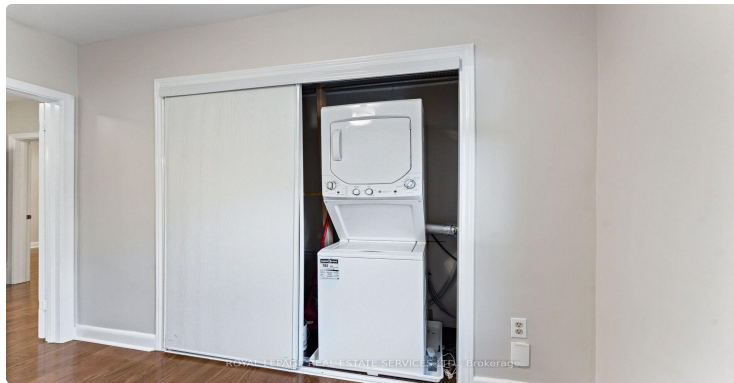
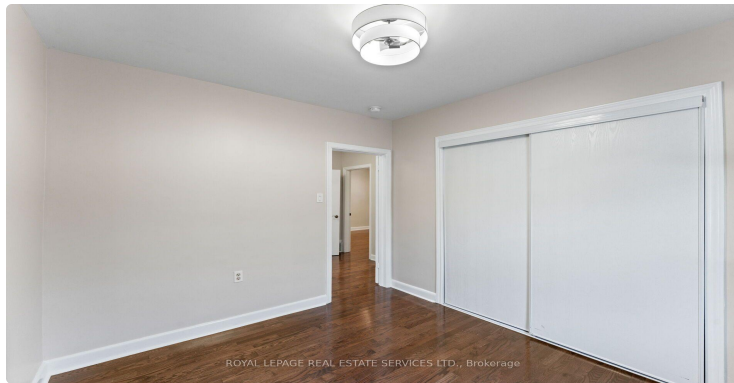
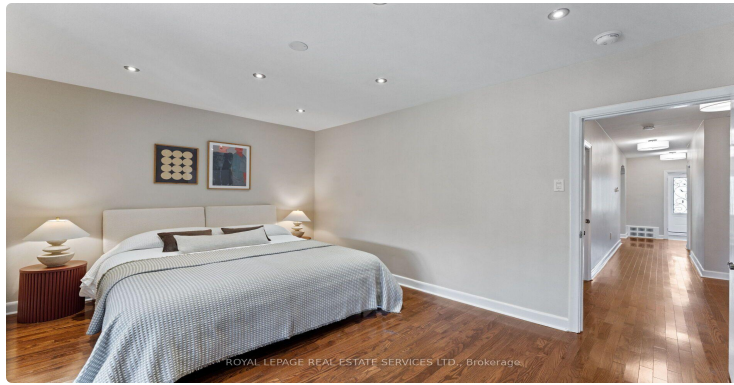
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Full, Finished
FACING	East
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,100
POSTAL CODE	M9B 3W5
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Pot Lights
Dining Room	Main	—	Large Window, Hardwood Floor, Pot Lights
Kitchen	Main	—	Laminate, Window, Stainless Steel Sink
Primary Bedroom	Main	—	W/O To Deck, Hardwood Floor, Pot Lights
Bedroom 2	Main	—	Closet, Overlooks Backyard, Hardwood Floor
Bedroom 3	Main	—	Hardwood Floor, Window, Closet
Bathroom	Main	—	4 Pc Bath, Window, Laminate
Living Room	Basement	—	Combined w/Kitchen, Window, Tile Floor
Living Room	Basement	—	—
Kitchen	Basement	—	Combined w/Living, Tile Floor, Open Concept
Bedroom 4	Basement	—	Closet, Window, Tile Floor
Bedroom 5	Basement	—	Window, Closet
Bedroom	Basement	—	Closet, Window
Bathroom	Basement	—	Tile Floor, 3 Pc Bath, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.