



FOR SALE

DETACHED

MLS# W14115690

9 Lovilla Boulevard, Toronto, ON M9M 1C4

Humberlea-Pelmo Park W5, Toronto · M9M 1C4

C\$ 869,900

3	2	900	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 9 Lovilla Blvd! Very well maintained, detached brick home in Humberlea on a massive irregular lot! 4 car driveway PLUS a detached brick garage! 3 beds, 2 baths, hardwood floors throughout 1st floor. Updated kitchen with granite counters & S/S appliances! Basement has incredible in-law or income suite potential: separate entrance, 4pc bath, kitchen & laundry sink already in place. Convert the massive laundry room into a full kitchen & create 1 bedroom by adding only 1 wall (conceptual floorplans attached - buyer to verify permits & approvals)! Entertain year-round under the massive covered patio in the fenced backyard with plenty of open greenspace! Minutes to Hwy 400/401, shopping, Humber River trails, New Hospital & the upcoming Western North York Community Centre! Space, parking, flexibility & future potential - a home that works as hard as you do!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	5 spaces
ANNUAL TAX	\$3,990
POSTAL CODE	M9M 1C4
NEIGHBOURHOOD	Humberlea-Pelmo Park W5

ROOM BREAKDOWN

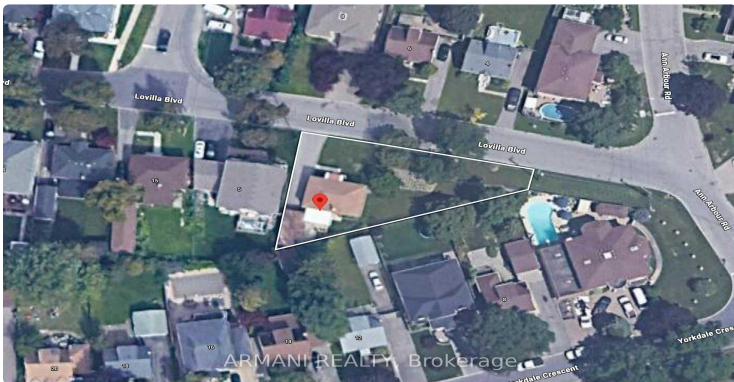
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window
Kitchen	Main	—	Granite Counters, Stainless Steel Appl, Eat-in Kitchen
Primary Bedroom	Main	—	Hardwood Floor
Bedroom 2	Main	—	Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Main	—	Hardwood Floor
Den	Basement	—	Ceramic Floor
Recreation	Basement	—	Ceramic Floor
Dining Room	Basement	—	Ceramic Floor, Walk-In Closet(s)
Kitchen	Basement	—	Combined w/Laundry

GALLERY





LISTING AGENT

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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.