



FOR SALE

CONDO APARTMENT

MLS# W14118024

451 The West Mall Drive 1102, Toronto, ON M9C 1G1

Etobicoke West Mall, Toronto · M9C 1G1

C\$ 395,000

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

ABOUT THIS PROPERTY

Welcome to Sussex House! Discover spacious and comfortable condo living in this well-maintained 2 bedroom suite offering a generous floor plan, abundant natural light and lovely southeast views. The large living and dining area features a walkout to a private balcony, perfect for enjoying the beautiful views. The separate eat-in kitchen offers plenty of cabinet and counter space with the potential to open it up to the main living area if desired. Both bedrooms are generously sized, including a spacious primary bedroom with a walk-in closet and beautiful morning views where you can watch the sunrise right from your window. Additional ensuite storage provides plenty of extra space. Laundry facilities are conveniently located on the lower level with potential to add ensuite laundry, subject to condominium approval, as has been done in many other units. Sussex House offers an impressive array of amenities including an outdoor heated pool, tennis courts, fitness centre, sauna, party and meeting room and plenty of free visitor parking. The building has also benefited from recent improvements including new suite doors, updated hallway carpeting, renovated elevators, a modernized lobby and a comfortable lounge area. Enjoy the convenience and exceptional value of all-inclusive maintenance fees covering utilities, cable TV and high-speed internet, making monthly budgeting simple and worry-free. Conveniently located across from the park and close to shopping, schools, public transit, major highways, Sherway Gardens, Cloverdale Mall and Centennial Park with Toronto Pearson International Airport just a short drive away. An excellent opportunity for first-time buyers, downsizers or anyone looking for space, value and the freedom to create a home that reflects their own style. Some photos have been virtually staged to showcase the possibilities this space can offer.

FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ School Bus Route

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,412
POSTAL CODE	M9C 1G1
NEIGHBOURHOOD	Etobicoke West Mall

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Parquet, Window, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Parquet, W/O To Balcony
Kitchen	Main	—	Eat-in Kitchen, Ceramic Floor, Ceramic Backsplash
Primary Bedroom	Main	—	Walk-In Closet(s), Window
Bedroom 2	Main	—	Parquet, Window
Bathroom	Main	—	4 Pc Bath, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

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.