



FOR SALE

DETACHED

MLS# W14120492

9 Elderidge Avenue, Toronto, ON M8Y 2C4

Stonegate-Queensway, Toronto · M8Y 2C4

C\$ 1,449,000

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

ABOUT THIS PROPERTY

Welcome to Sunnylea - A Rare Opportunity in a Coveted Toronto Neighbourhood! Situated on an impressive extra wide 55 x 98 ft lot with desirable southern exposure, this charming detached bungalow offers 2+1 bedrooms and 2 bathrooms in the highly sought-after Sunnylea community, where homes rarely become available. The inviting main floor features beautiful hardwood flooring, a welcoming living room, and an updated kitchen with an open-concept dining area. Patio doors extend the living space outdoors to a spacious backyard deck, perfect for summer entertaining, relaxing, and enjoying the sunshine. The finished lower level offers valuable additional living space, including a recreation room, an extra bedroom, and a second bathroom - ideal for guests, a growing family, or a flexible work-from-home setup. Additional highlights include an attached garage, private driveway, and central air conditioning, providing everyday comfort and convenience. Enjoy an exceptional west-end location with convenient access to downtown Toronto, approximately 15 minutes by car, along with nearby schools, TTC transit, parks, and local amenities. Explore the charming shops and restaurants of The Kingsway, as well as the diverse cafés, dining options, and everyday conveniences along Bloor Street. A wonderful opportunity to own a detached bungalow on an extra-wide lot in one of Toronto's established and desirable neighbourhoods. Discover the charm, space, and potential that Sunnylea has to offer!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

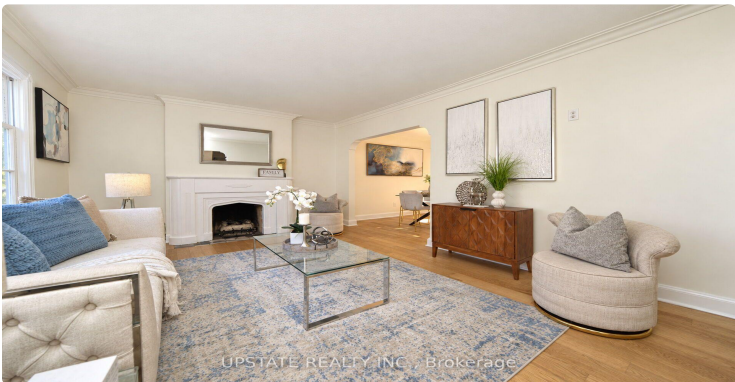
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,417
POSTAL CODE	M8Y 2C4
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.90 x 3.38	Hardwood Floor, Gas Fireplace, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	2.78 x 3.00	Hardwood Floor, Combined w/Kitchen, W/O To Deck
Kitchen	Main	2.78 x 2.83	Ceramic Floor, Pot Lights, Stainless Steel Appl
Primary Bedroom	Main	4.15 x 3.93	Hardwood Floor, Closet, Window
Bedroom	Main	3.38 x 2.93	Hardwood Floor, Closet, Window
Recreation	Basement	8.20 x 3.08	Laminate, Gas Fireplace, Pot Lights
Bedroom	Basement	3.38 x 2.93	Laminate, Closet
Utility Room	Basement	5.88 x 2.98	—

GALLERY





LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.