



FOR SALE

DETACHED

MLS# W14132074

21 Delabo Drive, Toronto, ON M3J 3S5

York University Heights, Toronto · M3J 3S5

C\$ 999,000

12	10	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Opportunity to Own a Detached Home in the Desirable York University Heights Community! Featuring an impressive 9+3 bedrooms and 10 washrooms, this spacious property offers exceptional flexibility for large or extended families, as well as investors seeking income potential. Boasting approximately 2,645 sq. ft. of above-grade living space and over 3,000 sq. ft. of total living area, the home offers generous room for comfortable living. A spacious terrace provides additional outdoor space for relaxation and entertaining. Currently tenanted by the seller's staff, the property offers rental income of \$4,000 per month, guaranteed for one year, or the option to obtain vacant possession within 60 days. Conveniently located close to schools, parks, trails, shopping, restaurants and public transit, with easy access to Highways 400 and 407. The Finch West LRT (Line 6) offers additional transit connectivity along Finch Avenue West. An excellent opportunity for buyers seeking space, flexibility and investment potential in a well-connected Toronto Neighbourhood.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Clear View
- ✓ Other
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,965
POSTAL CODE	M3J 3S5
NEIGHBOURHOOD	York University Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Parquet, Large Closet, North View
Family Room	Main	—	Parquet, Large Window, 3 Pc Ensuite
Kitchen	Main	—	Ceramic Floor, Quartz Counter

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Parquet, Window
Bedroom 2	Second	—	2 Way Fireplace, Large Window, 3 Pc Ensuite
Bedroom 3	Second	—	Laminate, Large Window, 3 Pc Ensuite
Bedroom 4	Second	—	Laminate, Window, Closet
Bedroom 4	Second	—	Laminate, Large Window, 3 Pc Ensuite
Primary Bedroom	Third	—	Laminate, Closet Organizers, 3 Pc Ensuite
Office	Third	—	Laminate, W/O To Terrace, Window
Bedroom	Basement	—	2 Way Fireplace, Large Window, 3 Pc Ensuite
Bedroom	Basement	—	Laminate, Above Grade Window, Bow Window

LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SERVICES INC.

Email: pshaganenko@gmail.com

Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.