



FOR SALE

DETACHED

MLS# W14133028

40 West Deane Park Drive, Toronto, ON M9B 2R8

Eringate-Centennial-West Deane, Toronto · M9B 2R8

C\$ 999,000

3	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 40 West Deane Park Dr- A well-cared for bungalow in West Deane Park. Set in the heart of Etobicoke's established Eringate-Centennial-West Deane Park community, this bungalow offers a rare opportunity for buyers seeking a solid home with room to make it their own. The property reflects a genuine pride of ownership, with newer windows bringing added light and comfort throughout. The functional layout provides a welcoming main level with comfortable living space, and bedrooms suited for family life or a first-time home buyer. The lower level offers excellent potential for additional recreation space, a home office, or future customization. Outside, enjoy a private yard ideal for gardening, play, and summer entertaining. The location is in close proximity to Highway 427, transit, Sherway Gardens, schools, and Pearson Airport. West Deane Park's trails, sports facilites, and green space are close by, while Centennial Park adds even more recreational options. Whether you are entering the market, downsizing, or searching for a property to renovate, 40 West Deane Park Dr offers a great opportunity in a sought-after community. Bring your vision and make this bungalow your next home!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,203
POSTAL CODE	M9B 2R8
NEIGHBOURHOOD	Eringate-Centennial-West Deane

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Hardwood Floor, Combined w/Dining
Dining Room	Main	—	Large Window, Hardwood Floor, Combined w/Living

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stainless Steel Appl, B/I Dishwasher, Window
Primary Bedroom	Main	—	W/O To Deck, Hardwood Floor, B/I Closet
Bedroom 2	Main	—	B/I Closet, Hardwood Floor, Window
Bedroom 3	Main	—	B/I Closet, Hardwood Floor, Window
Recreation	Basement	—	Window
Laundry	Basement	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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