



FOR SALE

DETACHED

MLS# W14135328

48 Sedgebrook Crescent, Toronto, ON M9B 2X3

Eringate-Centennial-West Deane, Toronto · M9B 2X3

C\$ 1,147,888

5	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to the sought-after West Deane community! Nestled on a quiet, tree-lined street, this well-maintained, one-family-owned 3-bedroom home sits on a generous 55 x 130 ft lot with an oversized garage. Over \$50,000 in major upgrades completed within the last 5 years, including a new roof, rebuilt chimney, new furnace and A/C, and an updated main-floor bathroom featuring a modern curbless shower. Hardwood flooring throughout the main level, including beneath the broadloom in the bedrooms. The finished basement features a separate entrance, second kitchen and two additional bedrooms, offering excellent potential for an in-law suite. Enjoy a private backyard perfect for entertaining, relaxing and spending time with family. Ideally located just minutes from Highways 401, 427 and the QEW, close to West Deane Park, and steps from scenic trails and ravine, all within a highly sought-after school district. Bring your personal touch and make this cherished house your own 'home sweet home'!

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	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,445
POSTAL CODE	M9B 2X3
NEIGHBOURHOOD	Eringate-Centennial-West Deane

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Window
Kitchen	Main	—	Ceramic Floor, Skylight, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Broadloom, Closet, Window
Bedroom 2	Main	—	Broadloom, Closet, Window
Bedroom 3	Main	—	Broadloom, Closet, Window
Kitchen	Basement	—	Vinyl Floor, Eat-in Kitchen, Window
Recreation	Basement	—	Broadloom, Pot Lights, Window
Bedroom 4	Basement	—	Broadloom, Closet, Window
Bedroom 5	Basement	—	Broadloom, Closet, Window
Utility Room	Basement	—	Vinyl Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SNOBAR REALTY GROUP INC.

Email: pshaganenko@gmail.com

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