


FOR SALE | DETACHED | MLS# W14161384

# 93 Gair Drive, Toronto, ON M8W 4P9

Alderwood, Toronto · M8W 4P9

## C$ 1,399,000

| 3 | 3 | 1,750 | 4 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome to this beautifully updated, open-concept home, thoughtfully redesigned with quality finishes and professional craftsmanship throughout. The main floor features a stunning, modern kitchen with stainless steel appliances, including a new fridge and dishwasher, a gas stove, and elegant hardwood flooring. The entire home has been reframed, re-insulated, and renovated, with all building permits approved and closed. A fully permitted second-floor addition enhances the living space, while the newly finished basement offers a separate entrance and a completely renovated bathroom, completed in 2024, with luxury vinyl plank flooring.Enjoy peace of mind with extensive upgrades throughout. The home has been completely rewired with new breakers and fully inspected by the ESA. The main roof was replaced in 2020, and the garage roof is brand new (November 2026). Spray foam insulation in the attic, along with fiberglass insulation throughout the walls, provides added energy efficiency. Additional improvements include a high-efficiency gas furnace and gas water heater (both installed in 2019), a central vacuum system, and wired smoke and carbon monoxide detectors.Nestled in a sought-after pocket of South Etobicoke, this home offers an exceptional blend of comfort, convenience, and lifestyle. Enjoy walking distance to Sherway Gardens, local shops, parks, and scenic river trails, with nearby river access leading all the way to the lake. Commuting is effortless with easy access to Highway 427, the QEW, TTC, and Long Branch GO Station.Move right into this exceptional, turnkey home where every detail has been thoughtfully completed with care, quality, and compliance. A wonderful opportunity to enjoy modern living in a prime location!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Wooded/Treed

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 1 1/2 Storey |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | South |
| AREA RANGE | 1500-2000 sqft |
| PARKING | 4 spaces |
| ANNUAL TAX | $6,432 |
| POSTAL CODE | M8W 4P9 |
| NEIGHBOURHOOD | Alderwood |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|

| | | | |
|---|---|---|---|
| Living Room | Main | — | Hardwood Floor, Pot Lights, Combined w/Dining |
| Dining Room | Main | — | Hardwood Floor, Combined w/Living, Large Window |
| Kitchen | Main | — | Stainless Steel Appl, Breakfast Bar, Ceramic Backsplash |
| Great Room | Main | — | W/O To Yard, Hardwood Floor, Separate Room |
| Bathroom | Main | — | 3 Pc Bath, Tile Floor, Ceramic Backsplash |
| Bedroom | Second | — | Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite |
| Bedroom | Second | — | Hardwood Floor, Crown Moulding, Large Closet |
| Bathroom | Second | — | 3 Pc Ensuite, Glass Doors, Ceramic Floor |
| Recreation | Basement | — | 3 Pc Bath, Laminate |
| Laundry | Basement | — | Walk-Up |
| Bathroom | Basement | — | 3 Pc Bath, Ceramic Floor |

# GALLERY


















ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage


ROYAL LEPAGE YOUR COMMUNITY REALTY, Brokerage

## LISTING AGENT


### Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

**Email:** pshaganenko@gmail.com


Prepared for you on November 9, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.