	House for sale in the school boundary of Ellengale EPS (KG - 6)	List: <b>\$929,000</b> For: Sale <b>1</b>
	Semi-Detached 2-Storey	Front On: E Acre:
Lot: 30.42 x 138.73 Feet Irreg: Rear 42.48 Ft Dir/Cross St: Erindale Station / Mcbride Ave		

**Possession Remarks:** 60-90 Days


<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Fin <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Alum Siding / Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> None / 0.0 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3.0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Fenced Yard Hospital, Park, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.61	x 13.12	Hardwood Floor	Separate Rm	French Doors
2	Dining	Main	10.17	x 8.86	Laminate	Combined W/Kitchen	W/O To Porch
3	Kitchen	Main	20.34	x 9.18	Laminate	Combined W/Dining	Window
4	Prim Bdrm	2nd	15.09	x 13.12	Broadloom	His/Hers Closets	Window
5	2nd Br	2nd	14.43	x 10.00	Broadloom	His/Hers Closets	Window
6	3rd Br	2nd	9.84	x 9.18	Broadloom	Closet Organizers	Window
7	4th Br	Bsmt	13.61	x 10.66	Broadloom	Double Closet	Window
8	Common Rm	Bsmt	19.68	x 14.76	Tile Floor		

**Client Remks:** Lovely 3 Bedroom Home On Large Pie Shaped Lot in The Heart of Erindale Neighbourhood. Quiet Cul De Sac. Walkout To 14X20 Ft Covered Deck. Beautiful Private Yard. Features Include 2 Skylights On 2nd Flr, Plenty Of Closets. Electrical Panel ('09), Central Air ('23), Furnace ('23). Partially Finished Bsmt W/ 2Pc Bath & One Br, Common Rm In Bsmt Includes Small Kitchen & Laundry. Beautiful Backyard With Mature Trees, Shed and Deck. Walking Distance To Schools, Grocery Stores and Trails. Minutes from Shopping Center, Credit River, Hwy QEW & 403 , Transit, and Go Station.

**Extras:**

For seeing this property contact RE/MAX Team Paliwal @ 905 363 2883 Not what you were looking for? Get in touch with us by filling our "[Dream Home](#)" form, and together, let's find your [Dream Home!](#)

	<p style="text-align: right;"><b>List: \$1,099,900 For: Sale</b></p> <p>House for sale in the school boundary of Ellengale EPS (KG - 6)</p>
<p>Semi-Detached 2-Storey</p> <p><b>Lot:</b> 35 x 165.1 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> McBride/Erindale</p>	<p><b>Front On:</b> W <b>Acre:</b> &lt; .50</p> <p><b>Rms:</b> 5 + 1 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 3 1x2xGround, 1x4x2nd, 1x4xBsmt</p>

<p><b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> 534000 / 2023 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Brick Front / Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Attached / 1.0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3.0 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Arts Centre, Library, Place Of Worship, Public Transit, School</p>	<p><b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> N <b>Oth Struct:</b></p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.47	x 12.50	
2	Br		13.58	x 8.17	
3	Dining	Ground	9.28	x 9.09	W/O To Garden
4	Bathroom			x	2 Pc Bath
5	2nd Br	2nd	12.07	x 10.79	Closet Window
6	3rd Br	2nd	11.09	x 10.79	Closet
7	4th Br	2nd	9.87	x 9.58	Closet
8	Bathroom	2nd	8.07	x 6.49	4 Pc Bath
9	Rec	Bsmt	23.48	x 14.33	Window
10	Bathroom	Bsmt	13.09	x 7.08	4 Pc Bath
11	Laundry	Bsmt	10.89	x 8.10	
12	Utility	Bsmt	12.50	x 8.79	

**Client Remks:** Welcome this delightful semi-detached abode nestled in the coveted Erindale neighborhood. Illuminated by natural light, its welcoming open-plan living and dining space set the stage for memorable gatherings. Revel in the refined allure of engineered hardwood floors, enhanced by chic backsplashes and quartz countertops. Situated conveniently close to schools, universities, shopping hubs, and major highways, this residence seamlessly combines elegance with convenience. Some of updates include a furnace installed just two years ago, a roof four years ago, front and garage doors recently, and much more. Don't miss out on this chance - come and experience it for yourself!

**Extras:**

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