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Buying or Selling  
in South Etobicoke?

Use an agent  
that lives in  
South Etobicoke.

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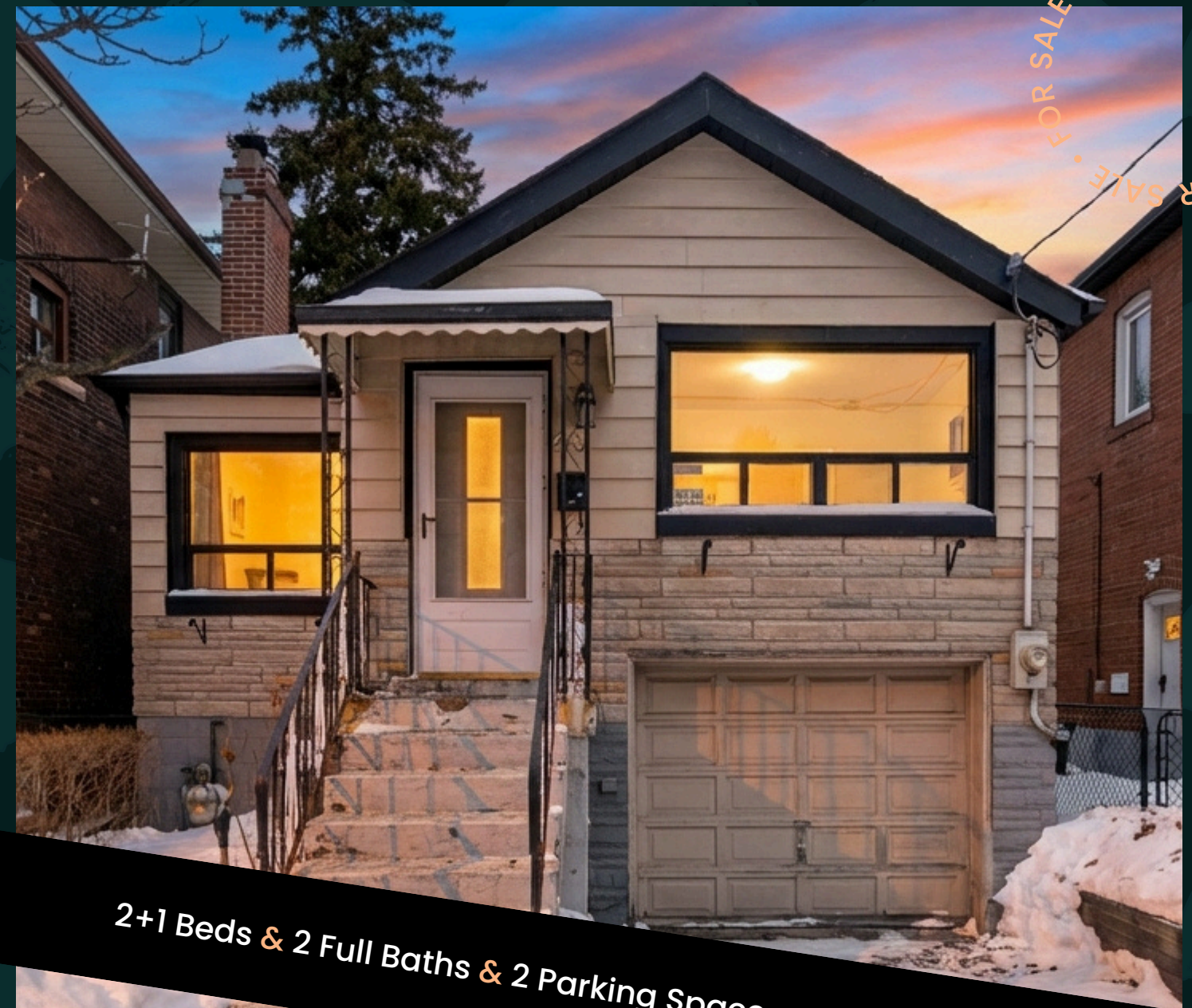
# MELISSA EMOND

IN SOUTH ETOBICOKE

44 Seventeenth St  
Etobicoke

NEW TORONTO

FOR SALE • FOR SALE • FOR SALE • FOR SALE



2+1 Beds & 2 Full Baths & 2 Parking Spaces & 25ft x 100ft Lot







# Full of opportunity. Ready for your vision!

**New Toronto**  
 & 2+1 Beds  
 & 2 Full Baths  
 & 2 Parking Spaces  
 & 25ft x 100ft Lot  
 & Taxes: \$4,215/2025  
 & Large Backyard  
 & Offers Anytime!

## Welcome to 44 Seventeenth St.

Best priced detached home in all of Etobicoke! Located in the sought-after New Toronto community, this solid brick and stone raised bungalow sits on an ideal 25 ft x 100 ft lot and offers rare tandem parking for two cars plus a garage, an incredible find for the neighbourhood. The home features a functional split-bedroom layout, with the primary bedroom elevated above the garage for added privacy. Enjoy direct access from the garage into the home (a rare bonus), along with a basement offering a separate entrance, 1 bedroom, 1 full bathroom, and fireplace, creating excellent potential for rental income or extended family living.

Well loved and full of opportunity, this property is perfect for builders, renovators, or buyers looking to customize and create their dream home. There's outstanding flexibility for future expansion or an addition without sacrificing parking.



## Why You'll Love It

- Best priced detached home in Etobicoke
- Solid exterior with great bones
- Rare private drive with tandem parking for two plus garage
- Direct garage access into the home (hard to find in New Toronto)
- Basement with separate entrance, 1 bedroom, 1 full bathroom, and fireplace (excellent income potential)
- Split-bedroom layout with elevated primary bedroom for added privacy
- Ideal 25 ft x 100 ft lot offering flexibility for future expansion
- Quiet street just steps to the lake, parks, schools, Humber College, and local shops along Lake Shore Boulevard West
- Well loved and ready for its next vision
- Incredible opportunity for builders, renovators, or end users

## Neighbourhood Highlights

- Located in the heart of New Toronto, this home offers an incredible lifestyle surrounded by everyday conveniences and waterfront charm.
- Steps to the waterfront, parks, trails, and scenic walking paths
- Minutes to local shops, cafés, and restaurants along Lake Shore Boulevard West
- Close to Humber College (excellent rental potential)
- Easy access to Toronto Transit Commission for a smooth downtown commute
- Surrounded by family-friendly parks, playgrounds, and green spaces
- Enjoy nearby trails and waterfront living along Lake Ontario
- A vibrant, walkable neighbourhood with a strong sense of community, perfect for end users, investors, or builders alike.