



26 EPSOM AVE.

East York



2+1
Bedrooms



1+1
Bathrooms



4
Parking spaces



FANTASTIC HOME!

Well Maintained with Many Upgrades.

Bright Detached 2 storey, 2 bedroom with basement studio in-law suite.
Spacious Eat in Kitchen, Maple Cupboards & pantry.
Open concept living & dining room, hardwood floors, lots of light.
Main floor den with walk out to yard.

Private Drive & Garage, Currently 2-Car Parking with Room For 4.
Move-In Ready or Build Up & Expand. Great Starter Home & Location.
Makes For A superb Condo Alternative.
Perfect for a Single, Couple or as a Family Starter.



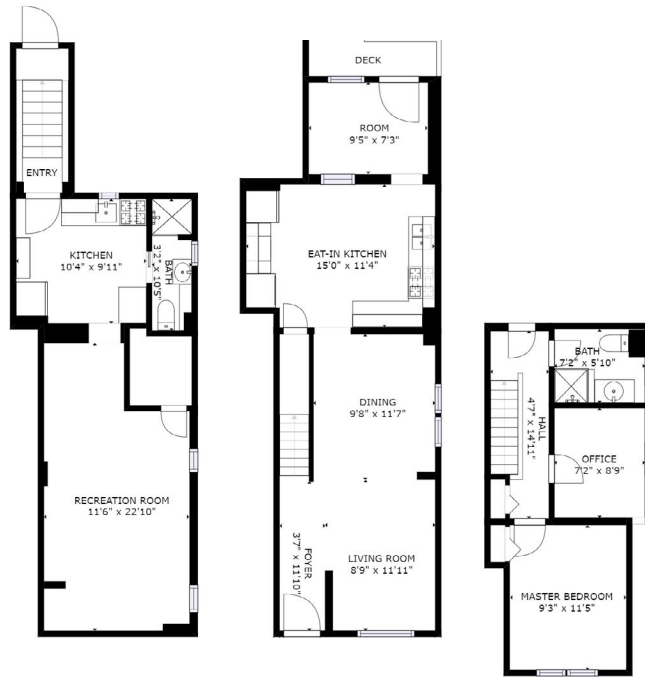
All information provided is deemed reliable, but is not guaranteed and should independently verified. we assume no responsibility for the accuracy of any information shown.



Relax in a Beautiful Fully Fenced Back Yard, Great for Entertaining, Kids and Pets. Enjoy a Lovely Quiet Retreat, in a Very Private Outdoor Space.

Kick back on your front porch and enjoy the parade of friendly East York neighbours out for a stroll. Gledhill Kiddie Park & Splash Pad at the end of this quiet one way street.

Steps To TTC, Subway & Go, Public Pool, Skating, Curling, Stan Wadlow & Taylor Creek Park, Bike Trail and Lanes, Shops, Dog Park. Short Hop To DVP, Gardiner.



DEE PAUL

Broker

Direct: **(416) 317-7105**

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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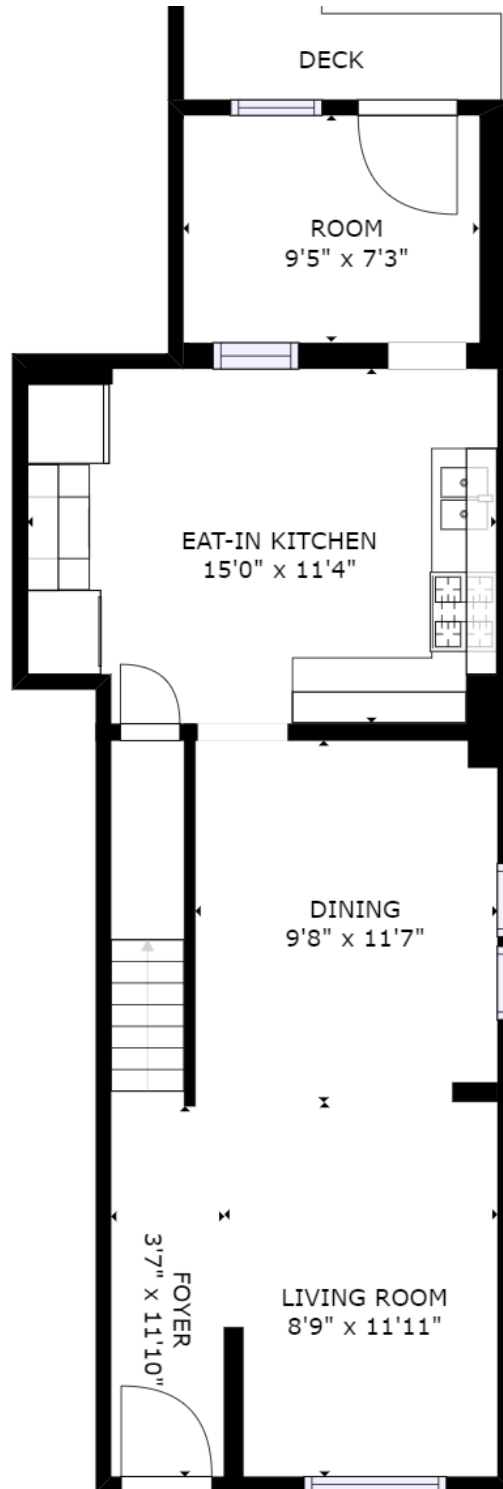
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Floor 1
Main Floor

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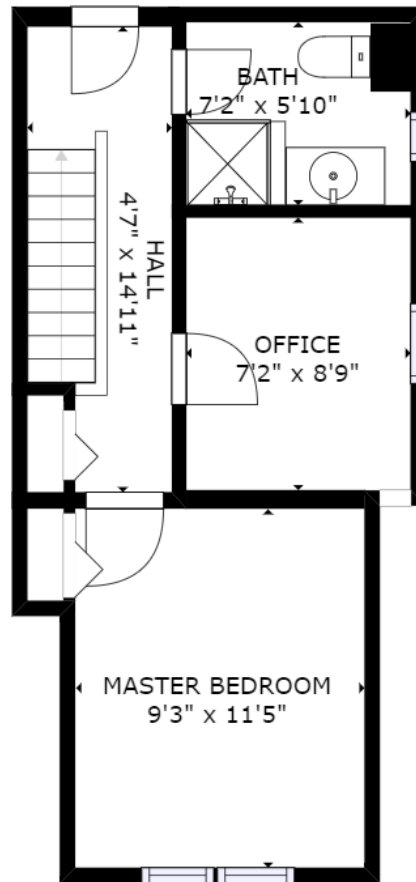
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Floor 2
Second Floor



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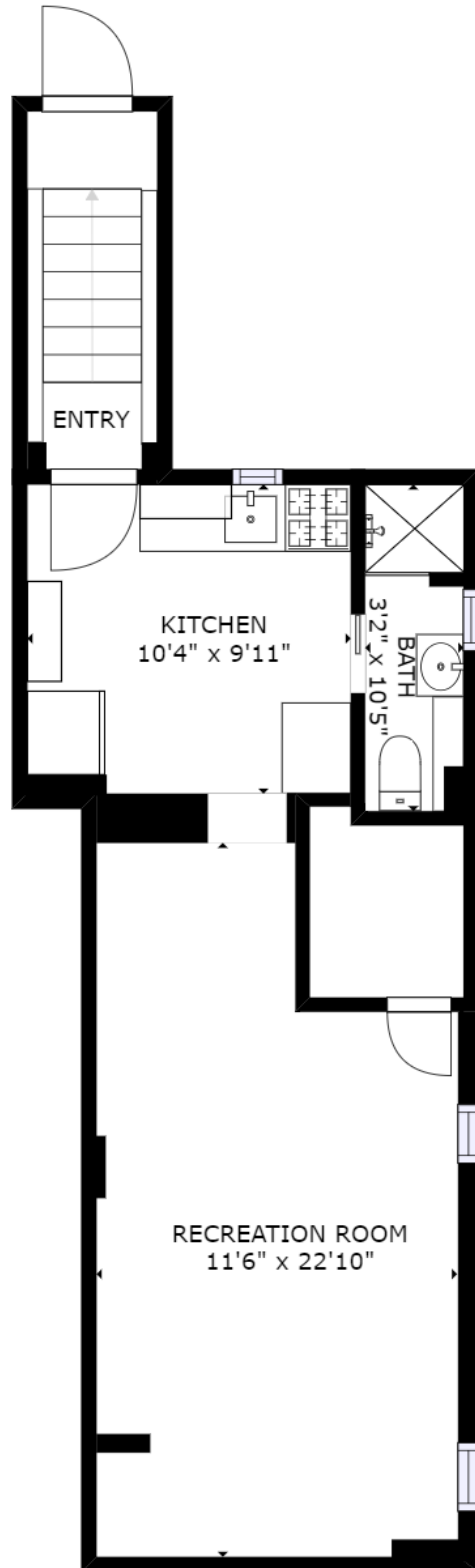
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Floor 3
Basement

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26 Epsom Ave, East York, ON M4C 2A6

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Secord Elementary School

Designated Catchment School
Grades PK to 5
101 Barrington Ave

É ÉléM La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

D. A. Morrison Middle School

Designated Catchment School
Grades 6 to 8
271 Gledhill Ave

East York Collegiate Institute

Designated Catchment School
Grades 9 to 12
650 Cosburn Ave

Other Local Schools

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Gledhill Park

125 Gledhill Ave



2 min

Stanley G. Grizzle Park

21 Chishom Ave



6 min

Secord Community Centre

91 Barrington Ave



6 min

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|----------------|
| 3 Playgrounds | 1 Sports Field |
| 1 Splash Pad | 1 Ball Diamond |
| 2 Community Centres | 1 Craft Room |
| 1 Fitness Room | 2 Gyms |
| 1 Multi-Use Pad | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 7 minute walk away.



Nearest Rail Transit Stop

Main Street Station



7 min



Nearest Street Level Transit Stop

Chisholm Ave At Epsom Ave



3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.64km.



Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave



Fire Station

1313 Woodbine Ave



Police Station

101 Coxwell Ave

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee

Gym



Grocery



Gas Station



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PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Secord Elementary School

Designated Catchment School
Grades PK to 5
101 Barrington Ave

É Élém La Mosaïque

Designated Catchment School
Grades PK to 6
80 Queensdale Ave

D. A. Morrison Middle School

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Collège français secondaire

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100 Carlton St

Other Local Schools

**Kapapamahchakwew -
Wandering Spirit School**
Grades PK to 12
16 Phin Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

William J. McCordic School

Grades PK to 8
45 Balfour Ave

Beaches Alternative Junior School

Grades PK to 6
50 Swanwick Ave



CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

ÉSC Père-Philippe-Lamarche

Grades 7 to 12 (Assigned)
2850 Eglinton Ave E

St. Brigid Catholic School

Grades PK to 8 (Assigned)
50 Woodmount Ave

ÉÉC Georges-Étienne-Cartier

Grades PK to 6 (Assigned)
250 Gainsborough Rd

ÉÉC du Bon-Berger

Grades PK to 6 (Assigned)
343 Jones Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Community Life Christian School

Grades PK to 6
140 Dawes Rd

Beacon of Light Private Elementary School

Grades 1 to 8
2191 Gerrard St E

Baitul Mukarram Academy

Grades K to 8
3334 Danforth Ave

Avalon Children's Montessori School

Grades PK to 8
2181 Queen Street East #200



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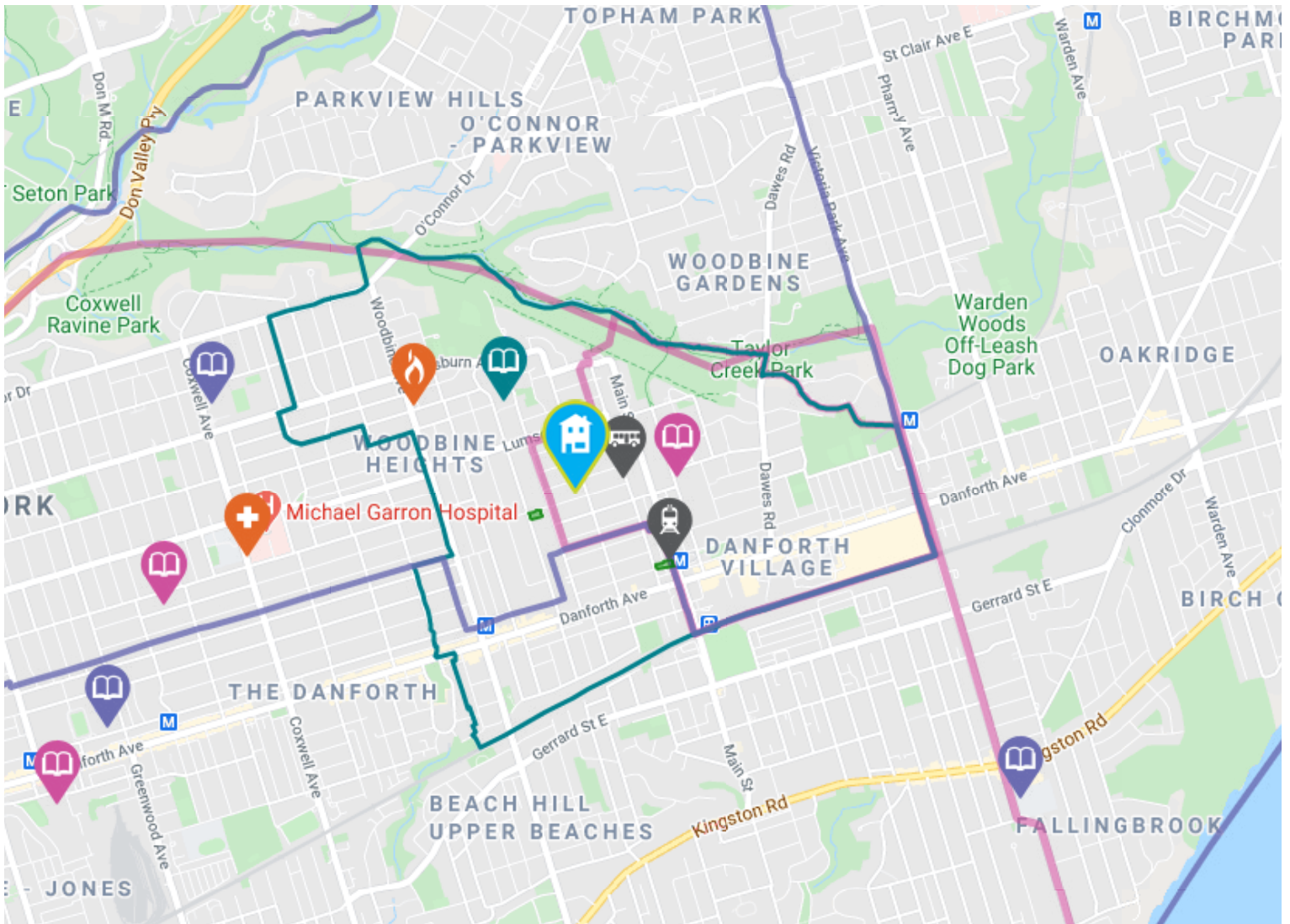
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|----------------------------|------------------------|----------------------|---------|-------------|
| Elementary Schools | Middle Schools | High Schools | Transit | Safety |
| Elementary Attendance Zone | Middle Attendance Zone | High Attendance Zone | Parks | Convenience |