

\$1,088,000 - 18 Lavington Drive, Toronto **(willowridge-Martingrove-Richview)**

MLS® #W12467738

\$1,088,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Willowridge-Martingrove-Richview, Toronto
(willowridge-Martingrove-Richview), Ontario

Welcome to 18 Lavington Drive, a fully renovated 1.5 storey detached brick home in Etobicoke's Martin Grove Gardens neighbourhood. Situated on a 52 x 108 lot with a charming front porch and excellent curb appeal, this turnkey home offers modern updates, a functional layout and an enviable setting directly across from Martingrove Gardens Park. The main level features a foyer with coat closet, a bright living room with wide-plank flooring, pot lights and a large window overlooking the park, a dining room with a walkout to the backyard, a renovated kitchen with quartz counters and backsplash, stainless steel appliances, pot lights, a double sink & a picture window overlooking the backyard, a convenient updated powder room, as well as a versatile bedroom. On the second level there are two spacious bedrooms with walk-in closets, office nooks and large windows as well as a 3-piece bath with glass shower and modern finishes. The lower level boasts a massive recreation room with panelling, broadloom and track lights, as well as a combined laundry/storage area. The backyard is perfect for family living and entertaining with an oversized deck, mature trees, large lawn, concrete patio, new fence (2023), shed and gas BBQ hookup. A carport and newly repaved private driveway provide parking for three cars. Updates include new



windows/doors (2025), modern flooring with Aria vents, new baseboards, updated plumbing/electrical, a smart thermostat & much more! Ideally located directly across from newly upgraded Martingrove Gardens Park with a playground, splash pad, tennis, pickleball and baseball diamonds. Near local shops like Montesanto Bakery and Martin Grove Fish & Chips, Westway Centre, Costco, West Deane Park, Weston Golf Club and local schools. Easy access to TTC, Hwys 401& 427 and Pearson Airport! With contemporary touches and a desirable park-side location, 18 Lavington Dr is a move-in ready home offering outstanding value in a mature, family-friendly Etobicoke neighbourhood! (id:6289)

Essential Information

Listing #	W12467738
Price	\$1,088,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18 Lavington Drive
Subdivision	Willowridge-Martingrove-Richview
City	Toronto (willowridge-Martingrove-Richview)
Province	Ontario
Postal Code	M9R2G9

Amenities

Parking Spaces	3
Parking	Carport, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Aluminum siding
Lot Description	52 x 108 FT
Foundation	Poured Concrete

Listing Details

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