

\$1,159,000 - 40 Bell Manor Drive, Toronto (stonegate-Queensway)

MLS® #W12475767

\$1,159,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Stonegate-Queensway, Toronto
(stonegate-Queensway), Ontario

Discover the charm of Sunnylea living, where nature, community, and convenience come together beautifully. Nestled along the leafy pathways near Mimico Creek, this neighbourhood offers a serene escape with ravines and walking trails. Sunnylea Park, Laura Hill Park, and Spring Garden Park are just moments away, complete with playgrounds, tennis courts, and green space. Inside this 4-bedroom, 4-bathroom freehold townhouse with 2-car parking, you'll find a bright, open-concept living and dining area featuring 9-foot ceilings and grand arched windows that fill the space with natural light. The main floor includes a convenient powder room and a chef-inspired eat-in kitchen with granite countertops, a marble backsplash, and stainless steel appliances. From here, step out to a tranquil backyard oasis ideal for morning coffee, quiet relaxation, or summer entertaining. Designed with families in mind, the third floor offers a spacious primary bedroom with an ensuite and generous closet space, along with two additional bedrooms for family comfort. The convenience of upper-level laundry adds ease to daily living. A fourth bedroom (or home office) is located on the main level, complete with its own ensuite, a perfect retreat for guests, in-laws, or a teenager's personal haven. Families are drawn to Sunnylea for its



excellent schools,including Sunnylea Junior, Norseman J/M, Park Lawn J/M and Etobicoke School of the Arts, and its strong community spirit. Add in nearby recreation centres, libraries, and sports facilities, and you have a community that truly offers something for everyone.With The Kingsway Village and Bloor Street West just minutes away for boutique shopping and dining, and convenient transit options nearby,including Old Mill and Royal York stations, plus the Mimico GO,this location balances peaceful suburban living with urban convenience. Enjoy the TTC at your doorstep and quick access to the Gardiner Expressway and QEW for effortless travel across the city and beyond. (id:6289)

Essential Information

Listing #	W12475767
Price	\$1,159,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Bell Manor Drive
Subdivision	Stonegate-Queensway
City	Toronto (stonegate-Queensway)
Province	Ontario
Postal Code	M8Y0A4

Amenities

Amenities	Schools, Public Transit, Park
Features	Conservation/green belt
Parking Spaces	2
Parking	Attached Garage, Garage

of Garages 2

Interior

Appliances Water Heater, Dishwasher, Dryer, Microwave, Range, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 3

Exterior

Exterior Brick Veneer

Lot Description 17.4 x 100.7 FT

Foundation Concrete

Listing Details

Listing Office ROYAL LEPAGE ESTATE REALTY



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