

# Welcome to

1250 Woodside Drive



CHELL  
TEAM





Welcome to this attractive red brick 1.5 storey home boasting an attached garage, located in sought-after Copeland Park. Impeccably maintained by the original owner, this home features a versatile layout ideal for families and downsizers alike. Step inside to discover an expansive, open-concept living and dining area featuring a wood-burning fireplace and large picture window that floods the space with natural light. Bright and sunny kitchen with eating area and ample cabinet space. The main floor is completed by two spacious bedrooms, each with patio door access to the backyard, and a 4-piece bathroom. Upstairs, the private primary retreat spans the second level and offers two closets. The finished lower level provides excellent bonus space with a large rec room, a versatile den - ideal for a home office or guest room, plus laundry and plenty of storage. Enjoy the west-facing backyard, complete with a deck, interlock patio, and mature trees offering privacy and shade. Impeccably maintained by the original owner. Wonderful sense of community, close to Agincourt Public School, bike paths, parks, shopping and transit. A great opportunity to own in a prime established neighbourhood!





Bedrooms: 3  
Bathrooms: 1  
Neighbourhood: Copeland Park  
Year Built: 1958  
Possession: TBA  
Lot size: 55 ft x 100 ft  
Style: Detached, 1.5 Storey  
Exterior: Brick  
Parking: 3  
Garage: Attached Single Car  
Heating: Forced Air / Natural Gas  
Cooling: Central Air  
Taxes: \$4,966.27 / 2025

|                    |               |
|--------------------|---------------|
| MAIN LEVEL         |               |
| Living/Dining Room | 20'1" x 13'2" |
| Kitchen            | 13'0" x 11'3" |
| Bedroom            | 11'0" x 10'6" |
| Bedroom            | 12'7" x 10'9" |
| Bathroom           | 4-piece       |

|                 |               |
|-----------------|---------------|
| SECOND LEVEL    |               |
| Primary Bedroom | 14'2" x 12'2" |

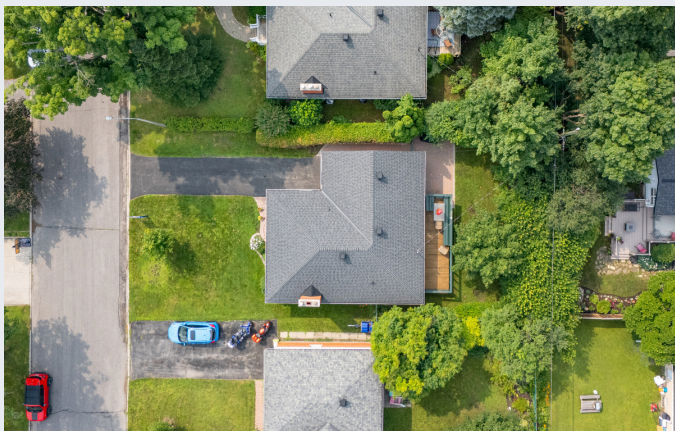
|                 |               |
|-----------------|---------------|
| BASEMENT        |               |
| Recreation Room | 17'3" x 15'0" |
| Den             | 17'3" x 8'10" |
| Laundry Room    |               |

INCLUSIONS  
Fridge, Stove, Dishwasher, Washer, Dryer

EXCLUSIONS  
Freezer in Basement











Designated Representative Susan Chell

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Broker

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