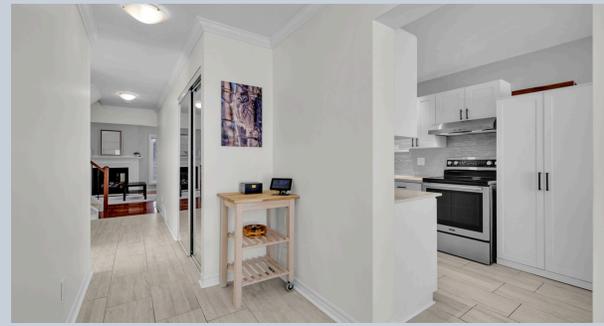


*Welcome to*

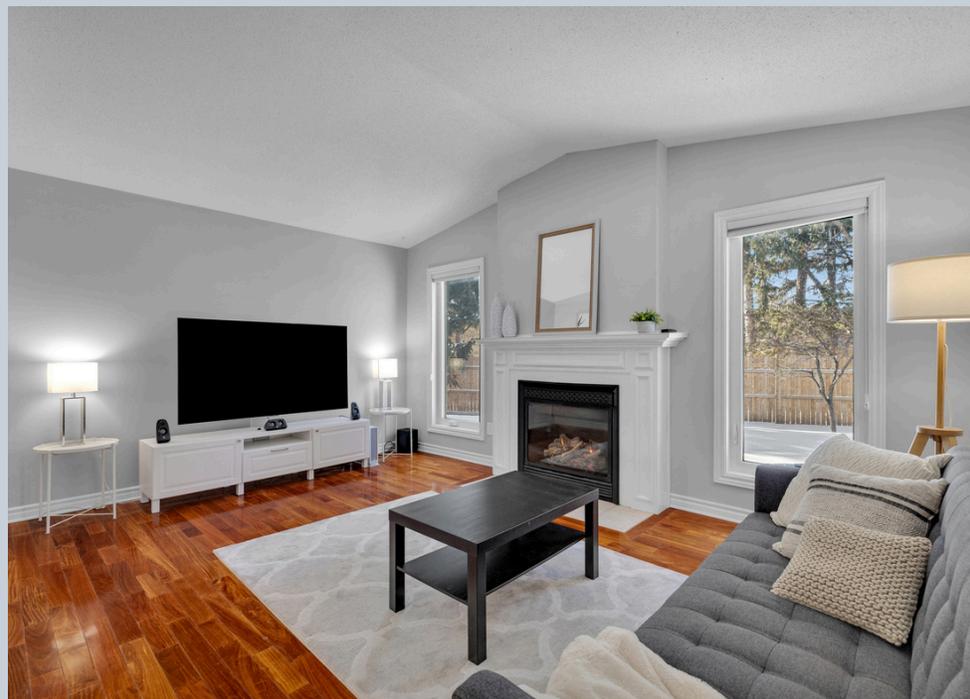
17 Glenmoriston Avenue



CHELL  
TEAM



Beautifully renovated and truly move-in ready, this stylish 3-bedroom home is nestled on an oversized pie-shaped lot in the heart of popular Glen Cairn - offering the perfect blend of modern updates, functional space, and everyday comfort. The stunning kitchen is a standout feature, showcasing modern white cabinetry, quartz countertops, stainless steel appliances, contemporary subway tile backsplash, and a bright eat-in area framed by large windows. Entertain with ease in the formal dining room, complete with patio door access to the backyard - creating effortless indoor-outdoor flow. The spacious living room impresses with soaring vaulted ceilings and a cozy gas fireplace, adding warmth and architectural character. Convenient side-door entry, inside entry from garage and a main floor powder room add everyday practicality. Upstairs, the generous primary bedroom offers a walk-through closet and cheater access to the beautifully renovated 4-piece bathroom. Two additional well-sized bedrooms complete the level. The finished lower level expands your living space with a versatile recreation area, additional family room space, dedicated laundry, and abundant storage - ideal for movie nights, a home office, or play space. Step outside to your private, west-facing backyard retreat. This fully fenced, oversized pie-shaped lot, offers mature trees, a large deck, and exceptional outdoor space rarely found at this price point - the space you've been searching for! Ideally located just steps to schools, parks, the Trans Canada Trail, shopping, public transit, and only minutes to the CTC and Tanger Outlets, this home delivers exceptional value in a family-friendly community. A turnkey opportunity with style, space, and a premium lot.





#### MAIN LEVEL

Foyer	10'4" x 5'2"
Kitchen	9'7" x 7'10"
Eating Area	9'1" x 7'10"
Living Room	15'10" x 11'5"
Dining Room	10'11" x 10'1"
Bathroom	2-piece

#### SECOND LEVEL

Primary Bedroom	13'5" x 11'10"
Bedroom	11'0" x 10'1"
Bedroom	10'11" x 10'1"
Bathroom	4-piece

#### BASEMENT

Recreation Room	22'7" x 7'1"
Family Room	14'7" x 10'0"
Laundry Room	
Utility Room/Storage	

#### INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Shed in backyard, TV brackets, Central Vacuum, White Cabinet in kitchen

#### EXCLUSIONS

All TVs, Wi-Fi access point in main hallway

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Glen Cairn

Year Built: 1982

Lot Size: 27.33 x 145.07 (N) x 100.09 (S)

Possession: TBD

Style: Detached, 2 Storey

Exterior: Brick, Siding

Parking: 3

Garage: Single Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$4,402.88 / 2025





# UPGRADES LIST

17 Glenmoriston Avenue

## 2024

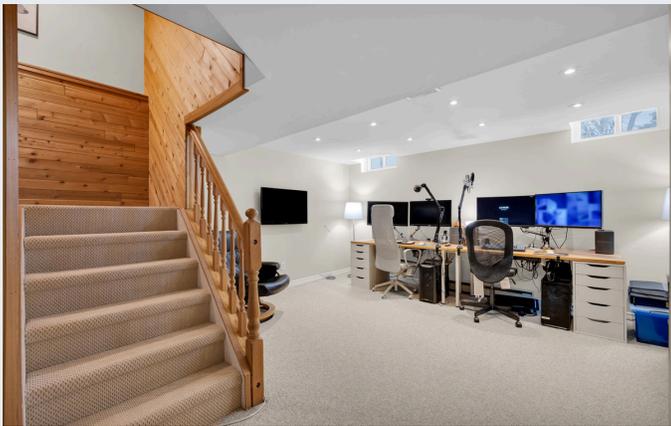
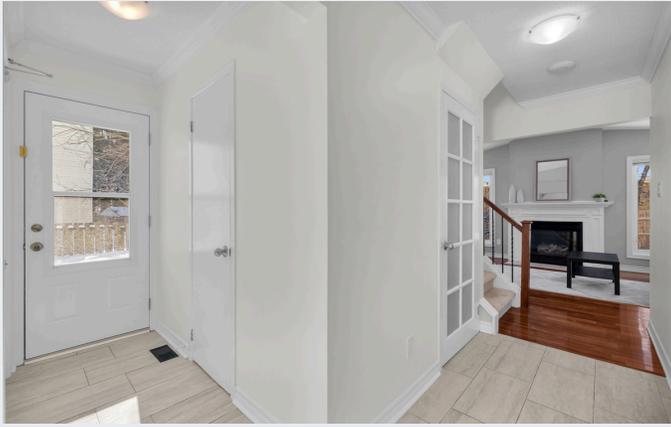
- Whole home wired networking
- West side windows replaced
- Second level carpeting
- Paint on main and second level

## 2017

- Hot Water Tank (owned)



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Designated Representative Sarah Toll

**Sarah Toll**  
Broker

**Susan Chell**  
Broker

**Patti Brown**  
Broker



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