

WELCOME TO

148 Prince Edward Drive S

www.148PrinceEdward.com



Shawn Zigelstein
Broker



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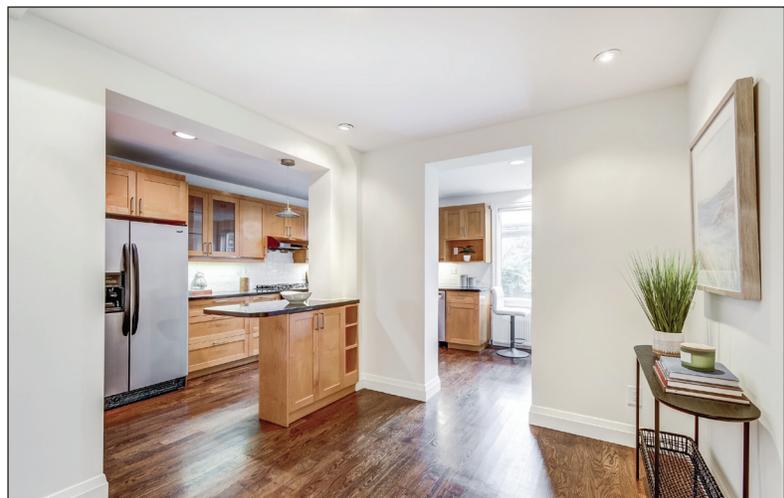
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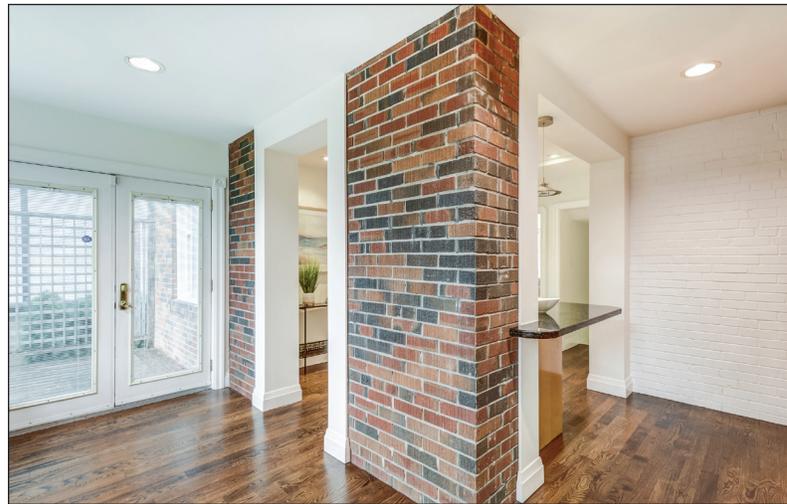
YOUR Community REALTY™

ROYAL LEPAGE

BROKERAGE INDEPENDENTLY OWNED & OPERATED

148 Prince Edward Dr S, Toronto





PUBLIC SCHOOLS

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

Park Lawn Junior Middle School

Designated Catchment School
Grades PK to 8
71 Ballacaine Dr

ÉÉ Micheline-Saint-Cyr

Designated Catchment School
Grades PK to 6
85 Forty First St

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Sunnylea Junior School

Designated Catchment School
Grades PK to 5
35 Glenroy Ave

Etobicoke Collegiate Institute

Designated Catchment School
Grades 9 to 12
86 Montgomery Rd

Other Local Schools

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Behaviour Innovations Children's College

Grades PK to 12
618 The Queensway

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Grades PK to 12
618 The Queensway



CATHOLIC SCHOOLS

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

ÉÉC Sainte-Marguerite-d'Youville

Grades PK to 8
755 Royal York Rd

St. Mark Catholic School

Grades PK to 8
45 Cloverhill Rd

St. Josaphat Catholic School

Grades PK to 8
110 Tenth Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Blyth Academy Etobicoke

Grades 9 to 12
2489 Bloor St W

Erudite School

Grades K to 6
2323 Bloor St W

Oak Learners

Grades K to 6
394 Royal York Rd

Summit Micro School

Grades K to 8
291 Jane Street



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.



Reid Manor Park

65 Reid Manor



4 mins



Berry Road Park

260 Berry Rd



5 mins



Sunnylea Park

195 Prince Edward Dr



4 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Pool
1 Rink
6 Tennis Courts
1 Basketball Court
1 Ball Diamond
1 Sports Field
1 Splash Pad
1 Sports Court
2 Trails



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 18 minute walk away.



Nearest Rail Transit Stop

Royal York Station

18 mins



Nearest Street Level Transit Stop

Prince Edward Dr South At Kirk Bradden Rd East

< 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.06km.



St Joseph's Health Centre

30 The Queensway



Fire Station

308 Prince Edward Dr S



Police Station

3699 Bloor St W



THIS TREE LINED STREET OFFERS ONE OF THE MOST PRESTIGIOUS SPOTS IN TORONTO

Complete With A Park Like Setting, This Amazing Home Is Ready For You To Move Right In And Enjoy Its Warmth. You Feel Like You Are Surrounded By Nature Complete With Mature Trees, And A Full Garden Complete With So Many Fresh Veggies For You To Fill Your Kitchen With. The Home Has Such An Amazing Flow As You Walk Through It And Is Great For Entertaining With Room Sizes That You Typically Don't Get In This Type Of Home. Three Full Bedrooms, Or Use One As A Work From Home Area - You Choose, It Can Be Yours. Completely Finished Basement With Additional Bathroom, And Possible Bedroom If You Need The Extra Space. Parks, Schools, Transit, Restaurants, Shopping, Nature Trails, And Walking Paths Are Right Around The Corner. This Is A Once In A Lifetime Opportunity As Homes Like This Rarely Come To Market. Parking In The Garage And 2 Spots On The Driveway, So Never A Need To Run Around Looking For Somewhere To Park.

Extras:

All Existing Appliances: Bosch Stainless Steel Built-In Dishwasher, Garburator, Kitchen Aid Superba Black Gas Stove, Sakura Black Hood Fan, Kenmore Stainless Steel French Door Fridge; Inglis White Washer and Dryer, All Electrical Light Fixtures, All Window Coverings, Built-In Cabinets in Bedroom, Alarm System (not monitored), CVAC, Furnace, A/C, Fireplace, Garage Door Opener and Remote.

Rental: Hot Water Tank

Lot Size: 38 ft x 110 ft | Taxes: \$6,300.37/2022

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.