

WELCOME TO

*258 Alfred Paterson Dr*

[www.258AlfredPaterson.com](http://www.258AlfredPaterson.com)



**Sarah Norris**  
Sales Representative



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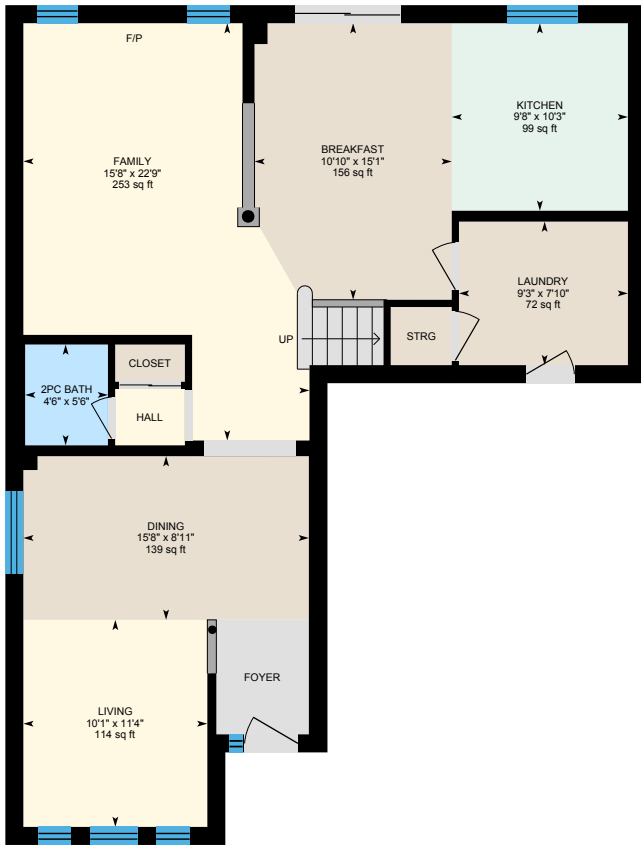
ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL  
TOP 1%  
LIFETIME MEMBER

**Shawn Zigelstein**  
Broker

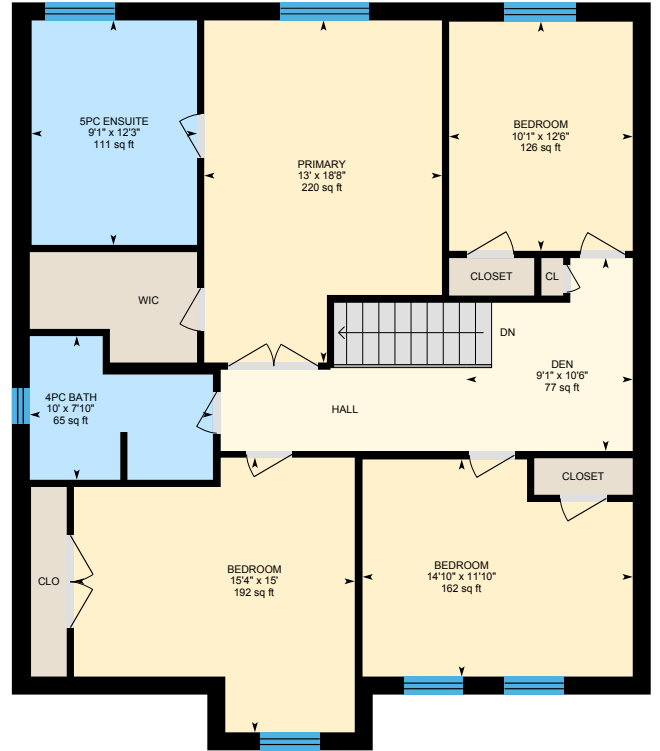




# 258 Alfred Paterson Dr, Markham



Main Floor



2nd Floor









## PUBLIC SCHOOLS

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

### Sam Chapman PS

Designated Catchment School  
Grades 3 to 8  
270 Alfred Paterson Dr

### Académie de la Moraine

Designated Catchment School  
Grades PK to 6  
115 George St

### ÉS Norval-Morrisseau

Designated Catchment School  
Grades 7 to 12  
51 Wright St

### Mount Joy

Designated Catchment School  
Grades JK to 8  
281 Williamson Rd

### Greensborough PS

Designated Catchment School  
Grades PK to 8  
80 Alfred Paterson Dr

### Bur Oak SS

Designated Catchment School  
Grades 9 to 12  
933 Bur Oak Ave

### Markham District High School

Designated Catchment School  
Grades 9 to 12  
89 Church St

## ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

### Agora Prep Academy

Grades 1 to 6  
8333 Kennedy Rd

## CATHOLIC SCHOOLS

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

### St Julia Billiart Catholic ES

Grades PK to 8  
2070 Bur Oak Ave

### St Edward Catholic ES

Grades 1 to 8  
33 Cairns Dr

### École catholique Pape-François

Grades PK to 12  
276 Sunset Blvd

### St Brother André Catholic HS

Grades 9 to 12  
6160 16th Ave

## PRIVATE SCHOOLS

The private schools nearest to you are:



### MindTech Montessori School North Campus

Grades PK to 8  
1 Dickson Hill Rd

### Cambridge Academy

Grades 9 to 12  
5873 ON-7

### Wesley Christian Academy

Grades PK to 8  
22 Heritage Rd

### Unionville Montessori School

Grades PK to 6  
4486 16th Ave

## PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address.



**Nicholas Miller Park**  
220 Alfred Paterson Dr



2 mins



**Peter Bawden Park**  
Orchard View Rd



8 mins



**E.B.F. Robinson Park**  
Castlemore Ave



7 mins

**FACILITIES WITHIN A 20 MINUTE WALK**  
4 Playgrounds  
1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 19 minute walk away.



**Nearest Rail Transit Stop**  
Mount Joy GO



19 mins



**Nearest Street Level Transit Stop**  
Donald Cousens Pkwy / Delray Dr



2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.72km.



**Markham Stouffville Hospital**  
381 Church St



**Fire Station**  
209 Main St N



**Police Station**  
8700 McCowan Road



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## LOCATION! LOCATION! HIGH DEMAND AREA!

This Incredibly Well-Maintained Brick Home Is Situated On One Of The Larger Lots (48' x 105') In The Area, With Excellent Schools And Numerous Parks Just Steps Away. From The Second You Walk Up To The Door, You'll Fall In Love With This Wonderful 4-Bedroom, 3-Bathroom Home, With Custom Blinds Throughout, That Boasts A Bright (Cathedral Ceiling!) Open Concept Living/Dining Area, As Well As An Open Family Room/Eat-In Kitchen. The Kitchen Walks Out To A Large Fenced Backyard That Includes A Custom Built Shed, And Offers A Great Entertaining And/Or Play Space. The Unfinished Basement, With Its Separate Entrance Offers Many Possibilities With Its Vast Open Area. There Is Amazing Karma And Love In This Home, Where the Original Owners Raised An Amazing Family Within Its Welcoming Walls. This Greensborough Area Is Second To None With Great Schools, Parks, and Public Transit. And, Very Close By Is The Go Train, Shopping and Restaurants, MS Hospital, Library, Community Centers, Sports Facilities, Walking Trails, Hwy 407, And An Array Of Other Great Amenities.

Extras: All Existing Appliances: Stainless Steel Frigidaire Refrigerator, Frigidaire Stove, KitchenAid Dishwasher, Allure Rangehood, Basement Appliances: Beaumark Refrigerator, Beaumark Stove, Frost Queen Freezer; White LG Washer & Dryer; All Electrical Light Fixtures and Ceiling Fans, All Window Coverings & Custom Blinds, Shoe Cabinet in Laundry Room, Garden Shed, Furnace, Air Conditioner, Roughed-In Central Vac, 3pc Roughed-In Plumbing For Basement Washroom, Garage Door Opener & Remote.

Lot: 47.86 ft x 104.99 ft | Taxes: \$5876.50/2022

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