

# FORSALE

\$1,059,800 - #20 - 619 EVANS AVENUE, TORONTO, ON M8W 2W4  
• 3 BEDROOMS, 2 FULL BATHROOMS & 1 PARTIAL

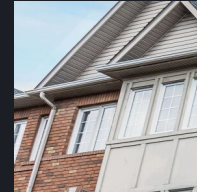


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3 BEDROOMS

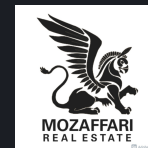


2/1 BATHROOMS



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<https://view.tours4listings.com/-20-619-evans-avenue-toronto>



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Discover the perfect blend of convenience, accessibility and comfort in this stunning 3-bedroom, 3-bathroom freehold townhouse, ideally located just 2 minutes from Long Branch GO Station and major highways (QEW, Gardiner, Hwy 427) and a 5-minute drive to Hwy 401. With TTC access and schools just steps away, this home is in a prime location for easy commuting and family living. Inside, you'll find generously sized bedrooms and a spacious living area that leads to a walk-out terrace and a private fenced backyard perfect for outdoor gatherings and relaxation. The extra-large kitchen features an island and eat-in area, making it a great space for cooking and entertaining. Enjoy a weekend stroll to Sherway Gardens Mall, or take advantage of the nearby amenities, including Farm Boy just across the street. Recent updates include a new roof (2017), driveway (2020), deck (2020), fresh paint (2021), and a refurbished AC unit (2018). With an affordable common area POTL fee of \$155/month, covering landscaping and snow removal, you'll enjoy low-maintenance living with no backaches!

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## FEATURES

- Stainless Steel Appliances
- Appliances included
- Hardwood Floors
- Gas Fireplace
- Central Air Conditioning
- Fenced Yard
- Walking distance to schools
- Balcony
- En suite bathroom
- Gas Cook Top