



46 Lemonwood Drive, Etobicoke

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Welcome to 46 Lemonwood Drive — a lovingly maintained, first-owner bungalow nestled on a quiet tree-lined street in one of Etobicoke's most established family neighbourhoods. Offered for the first time, this cherished 3-bedroom home presents a rare opportunity to own a solid residence showcasing exceptional pride of ownership.

Situated on a premium 50' x 120' lot, this warm and inviting home features hardwood floors, crown moulding, custom Pirouette window shades, and large windows that fill the space with an abundance of natural light. The functional main-floor layout offers spacious principal rooms ideal for both daily comfort and entertaining.

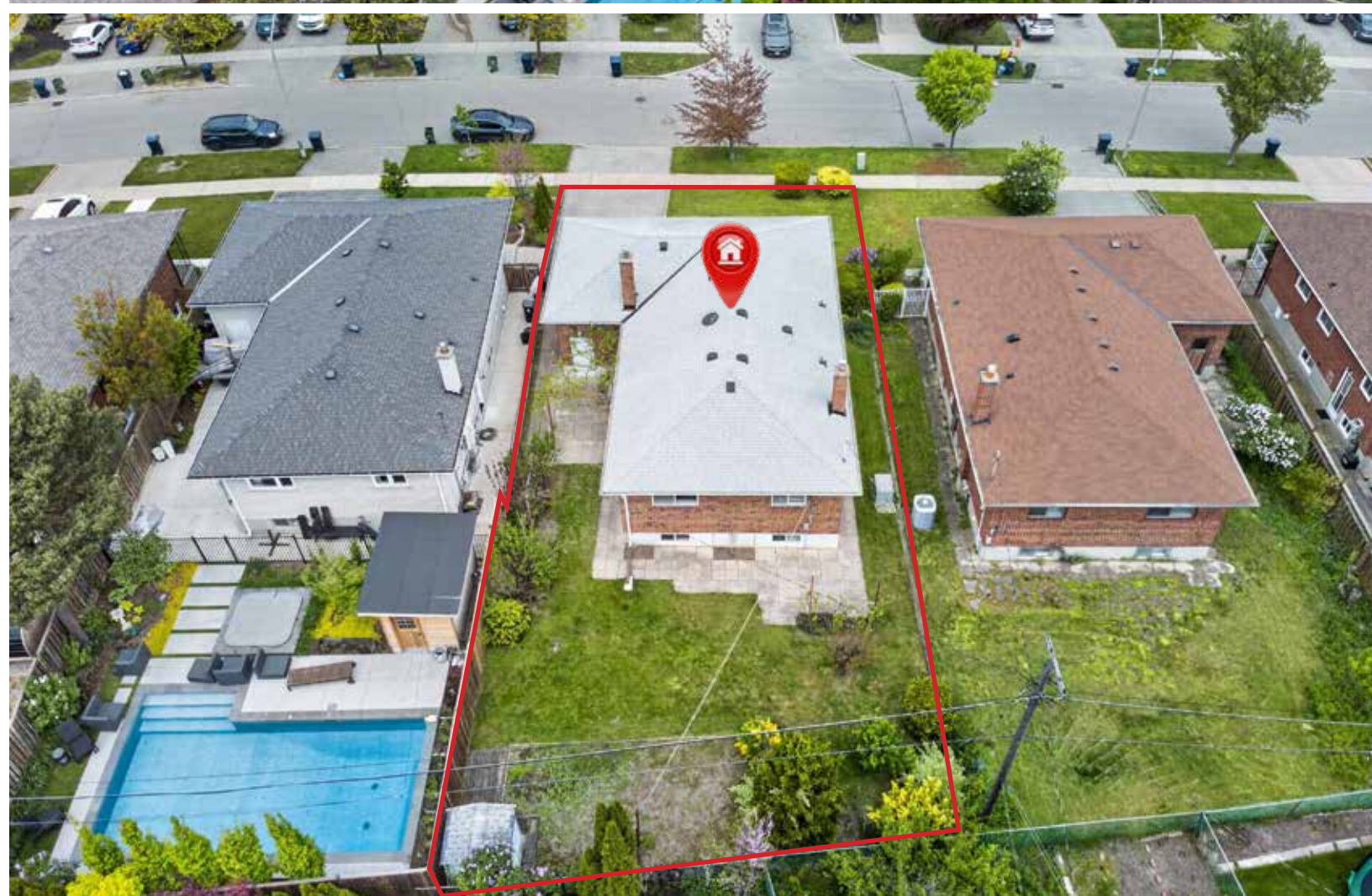
The kitchen includes a bright breakfast area, while the open-concept dining room, featuring a sliding door walkout to the yard, overlooks the welcoming living room — creating an ideal setting for family gatherings and everyday living. The spacious primary bedroom and two additional good-sized bedrooms all feature large windows and ample closet space. An updated 3-piece bathroom, linen closet and broom closet complete the main level.

The finished lower level expands the living space with a large recreation room featuring a gas fireplace, a versatile multi-purpose room, a convenient 3-piece bathroom, laundry/storage room with kitchenette, and an oversized cold cellar. An attached garage and large front porch further enhance the home's comfort and functionality.

Located in the highly desirable Edenbridge–Humber Valley community, this family-oriented neighbourhood is known for its quiet streets, mature trees, strong sense of community, and long-term ownership. Enjoy exceptional access to nature with nearby Buttonwood Park with a playground, tennis courts and outdoor rink, the Humber River trail system, top rated golf courses and easy access to High Park. Commuters will appreciate convenient access to highways 401, 427, the Gardiner Expressway, nearby subway and TTC transit connections.

A rare first-time offering in a prime established west Toronto location — don't miss the opportunity to make this wonderful family home your own.











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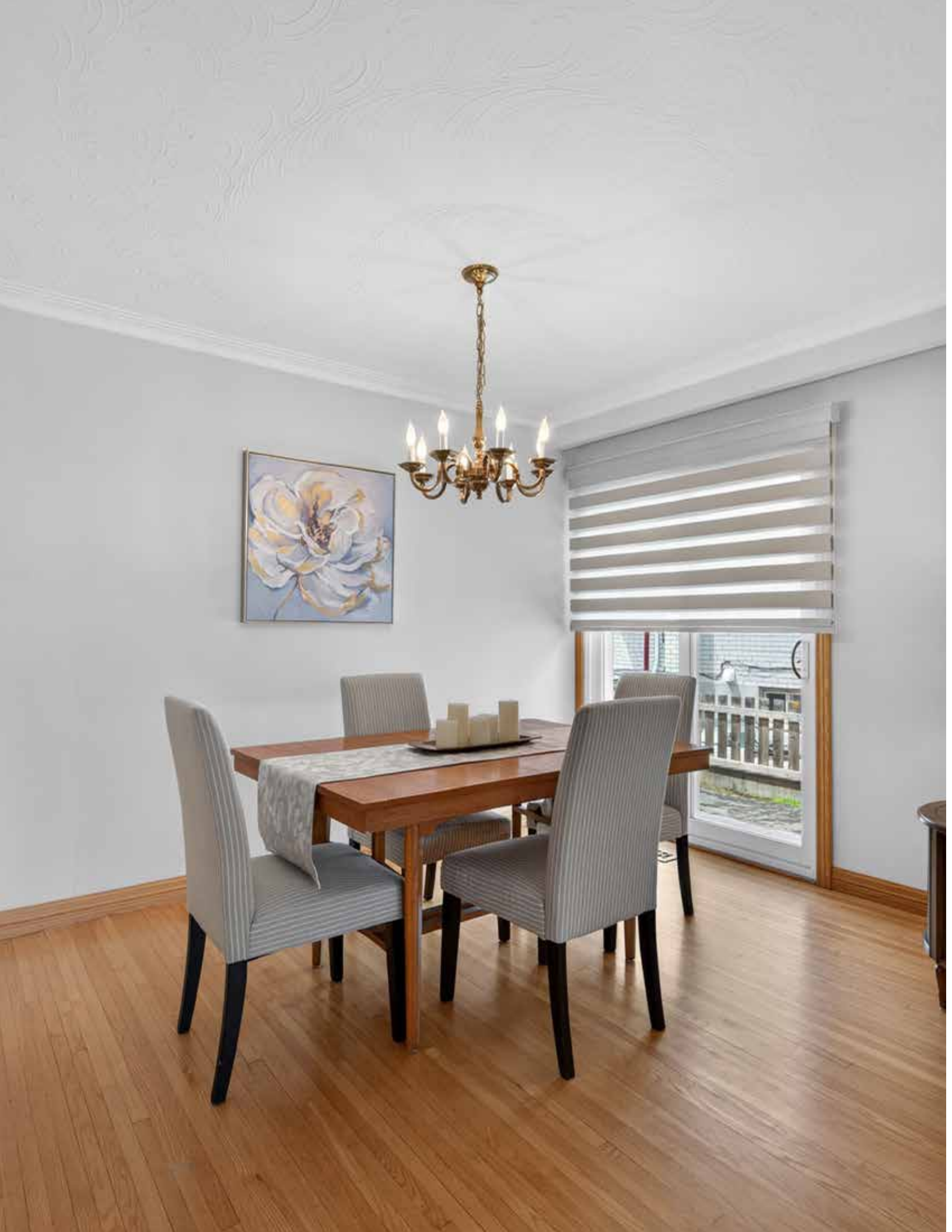


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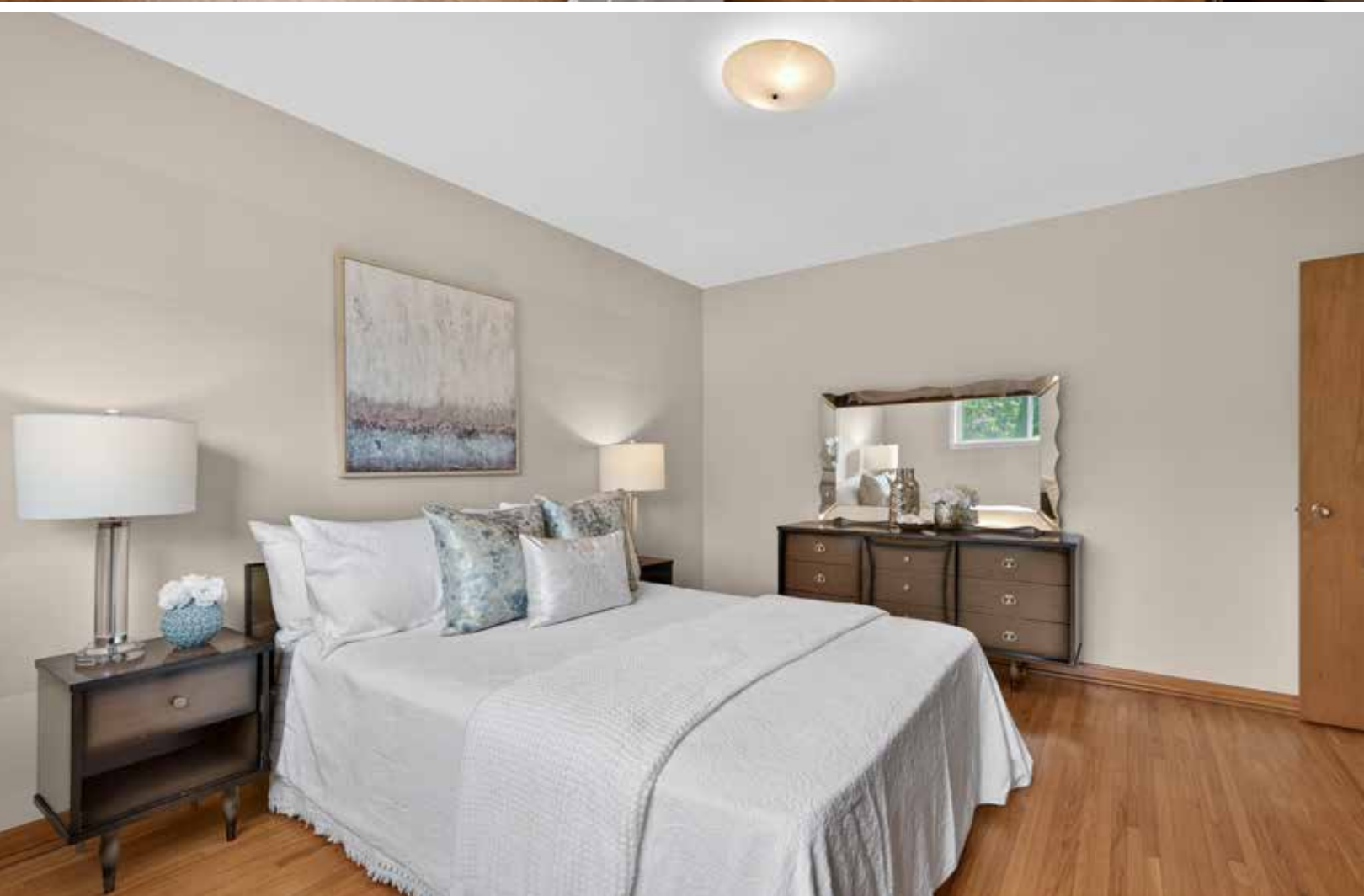




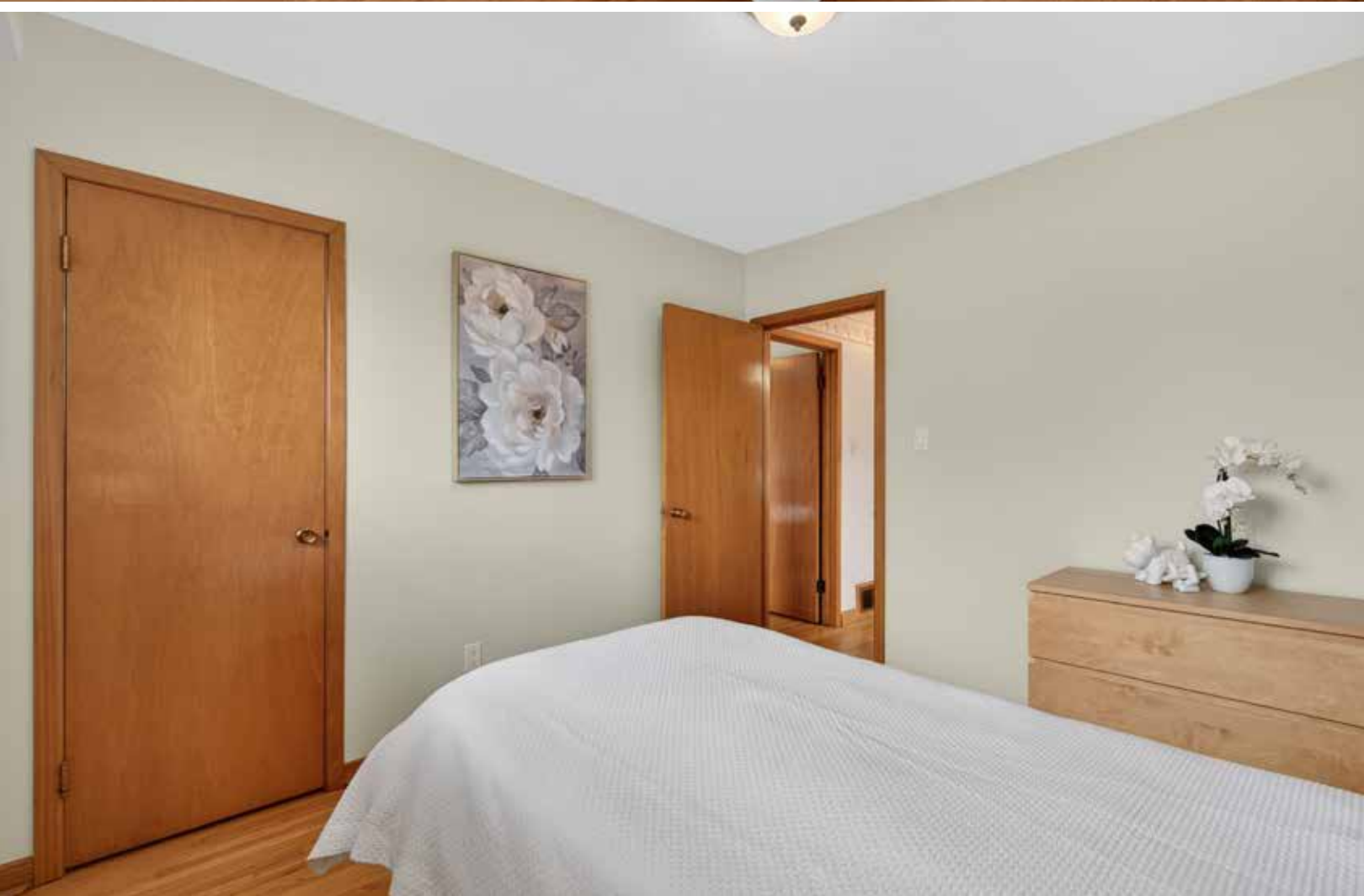
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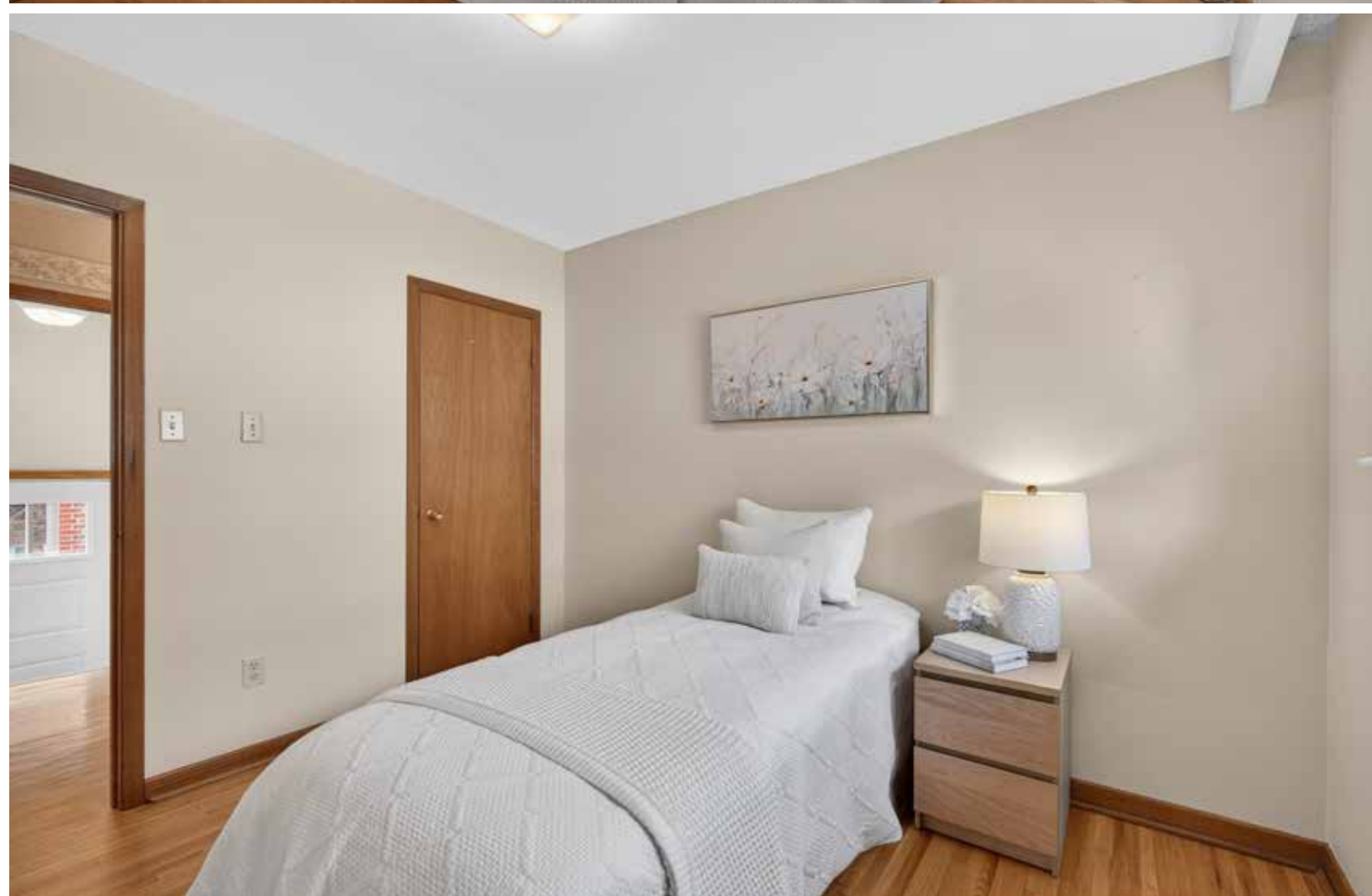
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Buttonwood Park



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St. George's Golf and Country Club



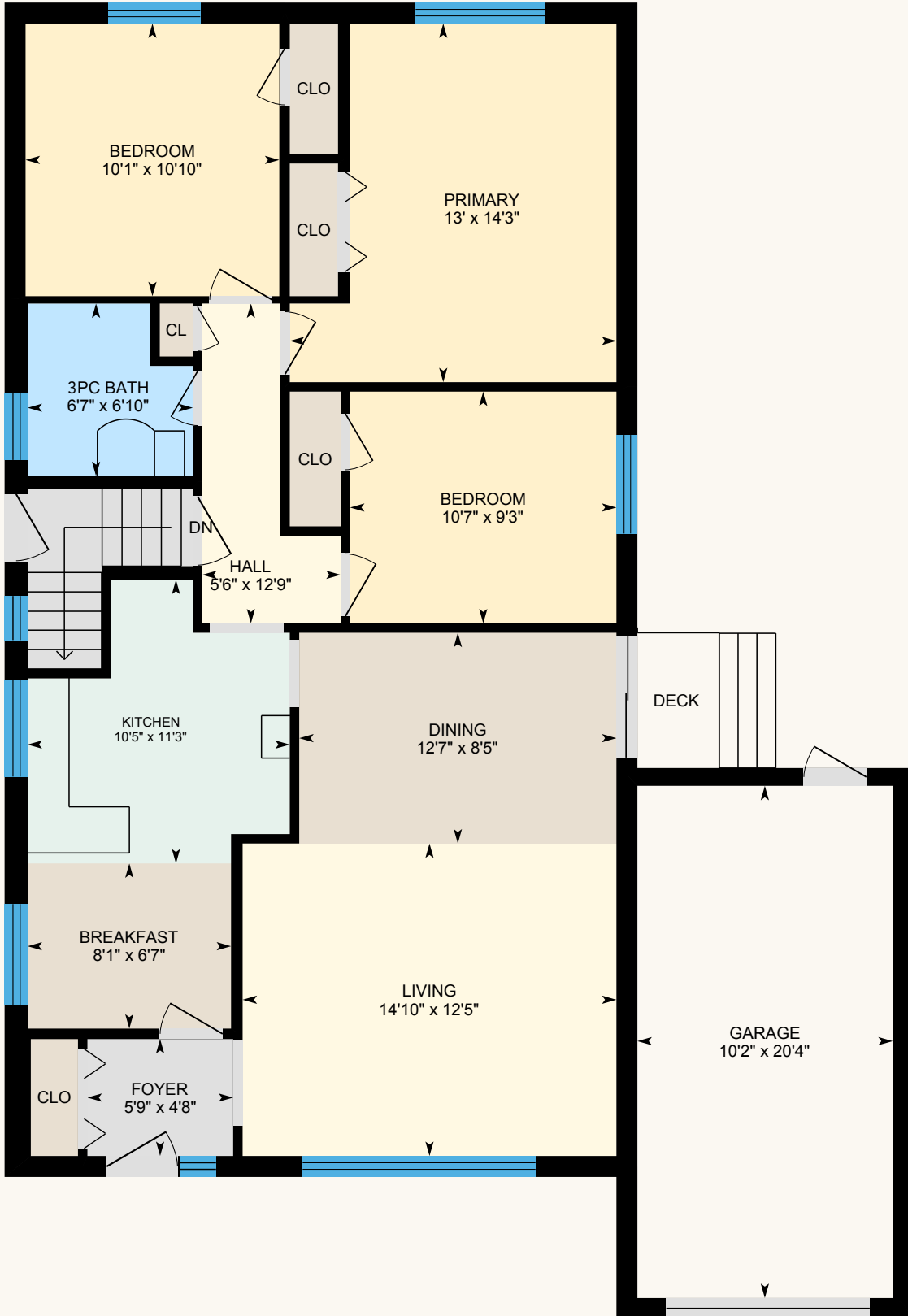
St. George's Golf and Country Club



Floor Plan

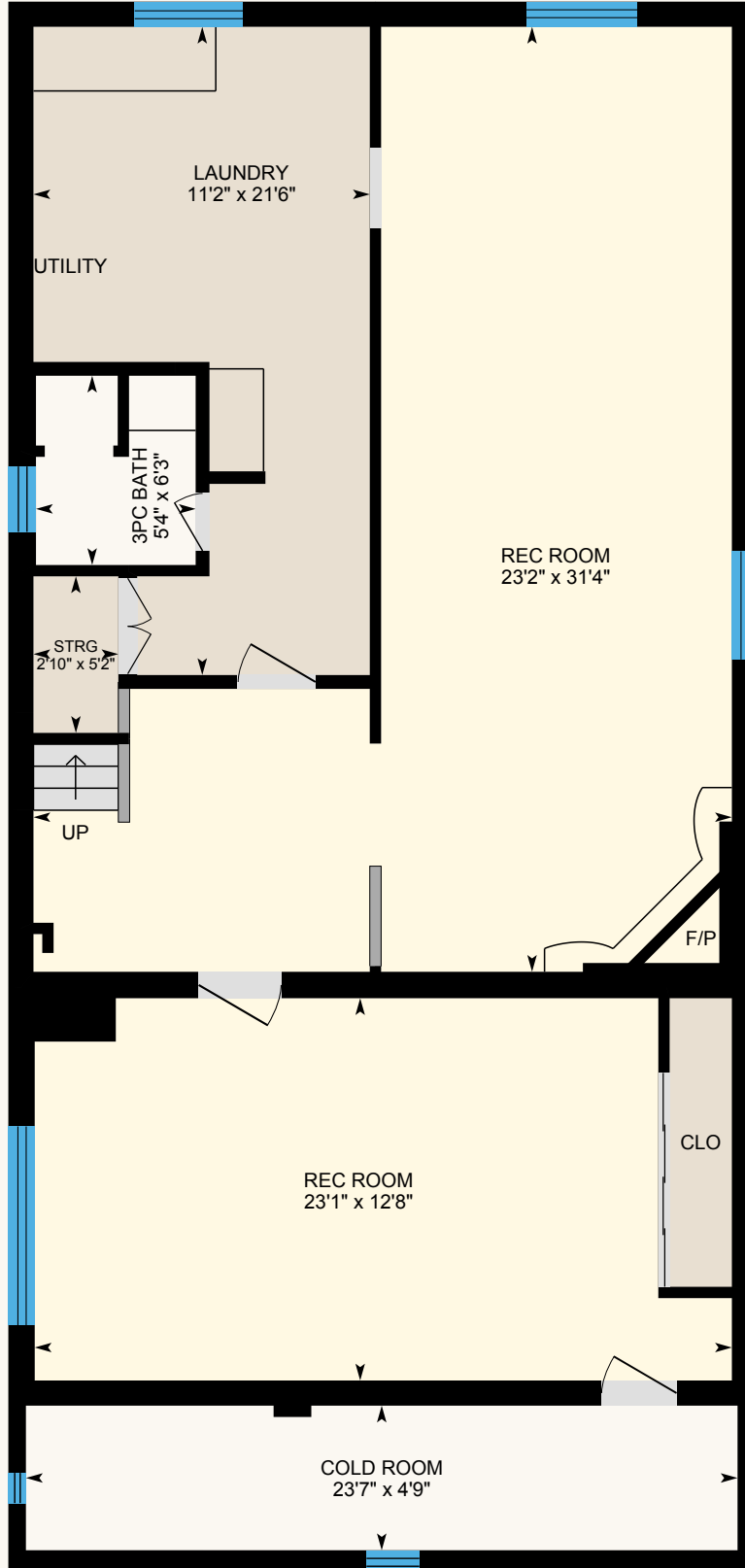
Approx. 1,219 Sq.Ft. Plus Finished Basement

Main Level



Floor Plan

Lower Level



Neighbourhood Report

46 Lemonwood Drive, Etobicoke

SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood.



Nearby Schools

Westmount Junior School

Designated Catchment School
Grades PK to 5
95 Chapman Rd

Hilltop Middle School

Designated Catchment School
Grades 6 to 8
35 Trehorne Dr

Richview Collegiate Institute

Designated Catchment School
Grades 9 to 12
1738 Islington Ave

ÉE Félix-Leclerc

Designated Catchment School
Grades PK to 6
50 Celestine Dr

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Western Technical-Commercial School

Grades 9 to 12
125 Evelyn Crescent

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.



Buttonwood Park

30 Mulham Pl

2 mins

Scarlett Heights Park

24 Fontenay Ct

5 mins

La Rose Park

55 La Rose Ave

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds 1 Sports Field
1 Rink 1 Trail
3 Tennis Courts

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.0 km away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
Weston GO

Nearest Street Level Transit Stop
Eglinton Ave West At Walkway To Lemonwood Dr

2 mins

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 5km.

Humber River Hospital
1235 Wilson Ave

Fire Station
1724 Islington Ave

Police Station
200 Trethewey Dr



Property Details

Inclusions: Fridge, stove, washer & dryer, all electric light fixtures, all window coverings, stove and tv entertainment unit in basement

Exclusions: Freezer in basement

Legal Description: PCL 46-1, SEC M973 , LT 46, PL M973 ; S/T B111288 CITY OF TORONTO

Property Taxes: \$5,939 for 2026

Possession: Flexible

Deposit: 5%

Lot Size: Approximately 50.00 feet X 120.00 feet

Square Footage: Approximately 1,219 plus fully finished basement

Rental Items: Hot water Tank

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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