

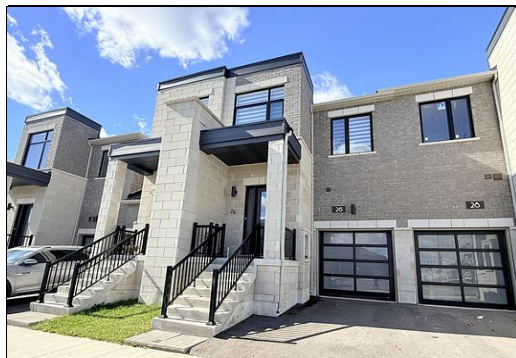


Together, for better !

一份信任，三份回报！



MLS Listing ~ 26 Yarl Dr., Markham



26 Yarl Dr
Markham Ontario L3S 0G5
 Markham Middlefield York
SPIS: No **Taxes:** \$4,704.18/2026
Att/Row/Twnhouse **Front On:** W **Rms:** 6 + 1
Link: **Acre:** **Bedrooms:** 3
2-Storey **Washrooms:** 4
 1x2xMain, 1x5x2nd, 1x4x2nd,
 1x4xBsmt
Lot: 20.01 x 91.86 Feet **Irreg:**
Dir/Cross St: Markham Rd. & 14th Ave.
Directions: Markham Rd. & 14th Ave. to Vanni Ave. to Mumbai Dr. to Yarl Dr.

List: \$1,290,000 For: Sale

Last Status: NEW

MLS#: N14002724 **PIN#:** 029402115

Possession Remarks: TBD

Legal: Part Block 250, Plan 65M4686, Parts 5 & 11 Plan 65R40894; Subject to an Easement Over Part 11 Plan 65R40894 in Favour of Part Block 250, Plan 65M4686, Parts 4 & 10 Plan 65R40894 as in YR3679715; Together with an Easement Over Part Block 250, Plan 65M4686, Part 10 Plan 65R40894 as in YR3679715; Subject to an Easement for Entry as in YR3730008; City of Markham

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Garage: Yes	Cable TV:
Basement: Finished	Gar/Gar Spcs: Built-In / 1	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: No	UFFI:	Water Supply Type:
Apx Age: 0-5	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Energy Cert:	Spec Desig: Unknown
Roof: Shingles	Cert Level:	Farm/Agr:
Foundation: Unknown	GreenPIS:	Waterfront:
Assessment:	Prop Feat: Interior Feat: None	Retirement:
POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Upper		Survey Type: None
Phys Hdcap-Eqp:		Land: No
		Lease/\$/Freq:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.34	x 8.33	Ceramic Floor	Centre Island	Quartz Counter
2	Breakfast	Main	12.34	x 8.76	Ceramic Floor	W/O To Yard	
3	Great Rm	Main	14.6	x 12.5	Hardwood Floor		
4	Prim Bdrm	2nd	16.99	x 10.99	Broadloom	5 Pc Ensuite	W/I Closet
5	2nd Br	2nd	10.99	x 9.51	Broadloom	Closet	
6	3rd Br	2nd	9.35	x 8.66	Broadloom	Closet	
7	Rec	Bsmt	16.67	x 12.6	Broadloom	4 Pc Bath	

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright & Spacious Gourmet Kitchen Boasting Modern Cabinetry with Large Centre Island, Quartz Countertops, Chic Tile Backsplash, Stainless Steel Appliances & Generous Breakfast Area with W/O to Backyard. 2. Lovely Open Concept Great Room Featuring Engineered Hardwood Flooring & Convenient Double Storage/Pantry Closet! 3. 3 Bedrooms, 2 Full Baths & Convenient Upper Level Laundry on 2nd Level, with Spacious Primary Bedroom Boasting His & Hers Walk-in Closets & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Separate Shower! 4. Finished Basement Rec Room - or Fabulous 4th/Guest Bedroom Suite - with Private 4pc Bath, Plus Generous Storage Area! 5. Fabulous Location in Markham's Middlefield Community within Walking Distance to Aaniin Community Centre, Home Depot, Costco, Value Village & Many More Shops & Restaurants, Plus Just Minutes to Parks & Trails, Conservation Areas, Golf, Schools, Highway Access & Much More! All This & More! Nearly New, 2 Year Old Home with 1,604 Sq.Ft. of Above-Ground Living Space Plus Approx. 358 Sq.Ft. in the Finished Basement Area. Modern Brick & Stone Exterior with Covered Porch Entry. 2pc Powder Room Completes the Main Level. Single Car Garage Plus 1 Car Driveway.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, Garage Door Opener & 2 Remotes

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

