

THE MILLS TEAM

is proud to present

46 MANORGLEN CRESCENT



46Manorglen.com



WELCOME HOME

For 63 years, 46 Manorglen Crescent has been lovingly cared for by the same family—and now it's ready for its next chapter. Tucked onto a quiet, child-friendly street in sought-after Agincourt, this deceptively spacious all-brick backsplit has the kind of layout that makes family life easy: four bedrooms, all above grade, two renovated bathrooms, hardwood floors throughout, and big, bright windows that let the sunshine in.

The main living spaces are made for being together, with an open-concept living and dining room featuring a gas fireplace, bay window and custom built-ins. The updated eat-in kitchen keeps things casual and connected, with a handy side-door walk-out that makes BBQ season a whole lot easier.

And then there's the backyard. A storybook setting of mature greenery, privacy and plenty of room to run, play, garden or simply enjoy a summer afternoon. With a ground-level walk-out and two storage sheds, it's an extension of the living space in every season.

Downstairs, the spacious basement is ready for its next era—and your creativity. Rec room, bedroom or office, laundry and a huge crawl space for storage give you plenty of room to shape the space around the way you live.

Outside your front door, there's plenty to love about the neighbourhood, too. Manorglen is a quiet, low-traffic street where kids can play and neighbours become familiar faces. Parks, tennis courts, the rec centre, TTC and some of the area's most sought-after schools—including C.D. Farquharson Junior Public School and Agincourt Collegiate Institute—are all close by. Agincourt GO, Scarborough Town Centre and the 401 are just minutes away, with the future Sheppard East subway extension planned for the Sheppard & McCowan area adding another layer of connectivity to the neighbourhood.

After 63 years, this one has plenty of stories behind it. Now it's waiting for yours.



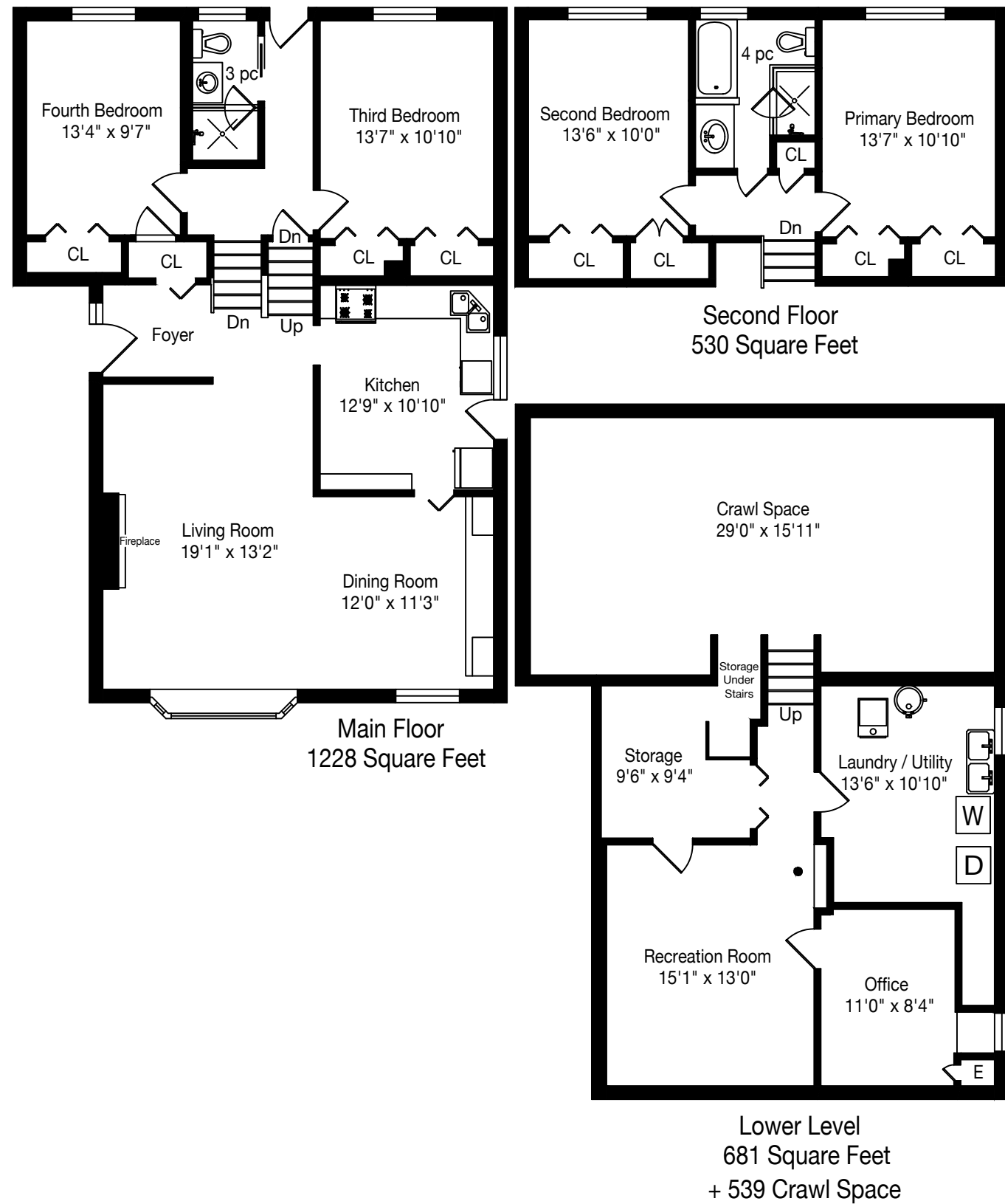


ADDITIONAL INFO

- Property Taxes:** \$4,910.79 (Annual in 2026)
- Lot Size:** 45 feet frontage and 112.41 feet depth (as per geowarehouse)
- Square Footage:** 1,760 sq ft per MPAC plus 681 sq ft lower (+ 539 sq ft crawl space)
- Possession:** 60 Days/TBD
- Parking:** 2 car private driveway
- Heating:** Forced air gas furnace with central air conditioning
- Inclusions:** Stove (GE), Refrigerator (Kenmore), Microwave (Whirlpool), Dishwasher (Samsung), Washer (LG), Dryer (Samsung), Basement Refrigerator (Kenmore), All Built-in and Attached Shelving, Curtain Rods, and All Electrical Light Fixtures, Two outdoor sheds, City of Toronto Garbage and Recycling Containers
- Exclusions:** Stager's Curtains
- Rental Equipment:** Hot Water Heater (\$25.79/month + tax)
Forced air gas furnace (\$74.50/month + tax) - Current buy-out price \$4,600 + tax
Central air conditioner (\$89.50 + tax) - Current buy-out price \$4,814 + tax

A Home Inspection Report dated September 23rd 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

- C.D. Farquharson Junior Public School**
Designated Catchment School
Grades PK to 6
1965 Brimley Rd
- Sir Alexander Mackenzie Senior Public School**
Designated Catchment School
Grades 7 to 8
33 Heather Rd

- Agincourt Collegiate Institute**
Designated Catchment School
Grades 9 to 12
2621 Midland Ave
- ÉE Laure-Rièse**
Designated Catchment School
Grades PK to 6
339 Alton Towers Cir

- ÉS Étienne-Brûlé**
Designated Catchment School
Grades 7 to 12
300 Banbury Rd
- Other Local Schools**
Broadlands Public School
Grades K to 5
106 Broadlands Blvd

PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.



- McDairmid Woods Park**
51 Rubic Cres
Icons: A, B, C, D

2 mins

- Snowhill Park**
15 Snowhill Cres
Icons: A, B

9 mins

- Garden Avenue Parkette**
34 Garden Park Ave
Icon: A

8 mins

- FACILITIES WITHIN A 20 MINUTE WALK**
- 6 Playgrounds

7 Tennis Courts

2 Ball Diamonds
- 2 Sports Fields

3 Outdoor Games Facilities

1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 14 minute walk away, and the nearest street transit stop is a 4 minute walk away.

- Nearest Rail Transit Stop**
Midland Station

14 mins

- Nearest Street Level Transit Stop**
Midland Ave At Goodland Gate

4 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 3km.

- Scarborough Health Network - General Campus**
3050 Lawrence Ave E
- Fire Station**
4560 Sheppard Ave E
- Police Station**
242 Milner Ave

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AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative