108 Lexfield Ave

Downsview-Roding
Toronto

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5 Reasons to love 108 Lexfield Ave

Beautiful Sunset Views
"One of the things we've loved most about this home is the spectacular sunsets — the evening views and natural light make the space feel especially warm and inviting."

Convenient TTC Access
"Having the TTC bus stop just a 1-minute walk away has made commuting and getting around the city incredibly convenient."

Steps to Parks & Recreation
"We've really enjoyed being only a 5-minute walk to Roding Park, with access to the park, pool, and skating rink for year-round recreation and family activities."

Easy Highway Connectivity
"The easy access to Highways 401 and 400 has made travelling across the city and commuting simple and efficient."

Everyday Amenities Nearby
"Everyday errands have always been convenient, with grocery stores, pharmacies, shopping, and other essentials all just a quick 5-minute drive from home."

PROPERTY TYPE	YEAR BUILT	LOT SIZE
Detached	2008	54.08 x 119.95 ft

BEDROOMS	BATHROOMS
4	3

TAXES
$5,286.15 (2025)

Foyer

SPECIAL FEATURES

- 2 Pc Powder Room
- Front Hall Closet
- Pot Lights

Kitchen

The kitchen is both functional and inviting, featuring a cozy Eat-In area.

SPECIAL FEATURES

- Breakfast Bar Seating
- Expansive Pantry and Cabinet Storage
- Ample Counter Space

LIVING ROOM

This is the room that you will fall for first. This open concept living room is combined with the dining room for the perfect flow for entertaining and family living. Tons of natural light and rich hardwood floors.

SPECIAL FEATURES

- Hardwood Flooring
- Two Picture Windows
- Natural Light

SPECIAL FEATURES

- French Doors
- Walk Out to Back Deck
- Hardwood Floors
- Potlights

Dining Room

This stylish dining room is spacious yet refined - equally well-suited for intimate family dinners or larger gatherings. The designer light and potlights finish off the look

SECOND FLOOR PRIMARY ROOM

The primary suite serves as a private retreat, highlighted by a double closet, extra storage, and 3 piece ensuite.

SPECIAL FEATURES

- Large Double Closet
- Custom Closet Organizers
- 3pc Ensuite
- Large Walk In Shower

SECOND FLOOR

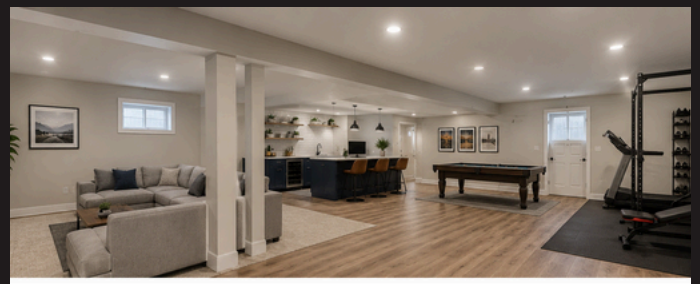
The upper level is designed to accommodate family living with four well-proportioned bedrooms.

SPECIAL FEATURES

- Large Windows
- Hardwood Flooring
- Laundy Room

Lower Level

The unfinished basement adds exceptional flexibility, complete with a rough-in for a fourth bathroom, cantina/cold storage and sump pump. The possibilities to customize the space to suit your needs is endless.



Outdoor Living Area

SPECIAL FEATURES

- Composite Wood Deck
- Raised Garden Beds
- Impressive 119ft Depth Lot
- Beautiful Sun Exposure

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