



Guildwood Estates / Atta Vista
1837 JUNO AVENUE

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Spacious Family Home on an Expansive Lot in the Heart of Alta Vista

Welcome to 1837 Juno Avenue in the sought-after Guildwood Estates! Set on a sprawling lot, this charming home offers 2,500+ sq.ft. of above-grade living space. Owned by the original owners, it presents a wonderful opportunity to add your personal touch to a spacious family home.

A stone pathway, surrounded by mature landscaping and trees, leads to the covered front entrance. Inside, the foyer opens to a bright office/den on the left, featuring a beautiful bay window with views of the neighbourhood. To the right, the sun-filled living room flows seamlessly into the dining room, which overlooks the backyard.

The kitchen is equipped with stainless steel appliances and ample cabinetry. An eat-in area connects the kitchen to the inviting family room, complete with a wood-burning fireplace. A powder room and a laundry room with access to the attached double car garage complete the main level.

A standout feature of the property is the beautiful backyard oasis. The large screened-in porch (14'4" x 13'7"), complete with skylights, opens directly onto the fully fenced rear yard, featuring mature trees, stone patios, and winding pathways — perfect for outdoor entertaining, relaxing, and family time.

Upstairs, the spacious primary bedroom features two double closets and a 4-piece ensuite bathroom with tile flooring and a vanity with pot lights. Four additional generously sized bedrooms share a 5-piece bathroom with tile floors, double sinks, and pot lighting.

The massive basement offers incredible potential for extended family living, recreational space, and additional storage.

Located in the heart of Alta Vista, this property combines convenience and tranquility, with easy access to amenities, parks, and excellent schools. Don't miss the opportunity to make this your dream family home!

*Some photos are virtually staged

INCLUSIONS*:

- Refrigerator
- Stove
- Dishwasher
- Hood Fan
- Washer & Dryer
- Window coverings where currently installed
- Shed in backyard
- Hot Water Tank
- *in 'AS-IS' Condition

Rented

Equipment: Nil

Year Built: 1968

Lot Size:

43.15 ft x 117.38 ft, irreg.

Property Taxes:

\$9,087.94 [2025]

Heating: Forced Air/
Natural Gas/Fireplace

Cooling: Central Air

Parking: Double
Attached Garage plus 3
Exterior Spaces

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	12'9" x 6'0"
Main	Den/Office	11'11" x 10'9"
Main	Living Room	19'10" x 13'5"
Main	Dining Room	13'5" x 11'3"
Main	Kitchen	12'0" x 11'3"
Main	Eating Area	11'11" x 10'5"
Main	Family Room	18'3" x 11'10"
Main	Powder Room	8'1" x 3'10"
Main	Screened-in Porch	14'4" x 13'7"
Main	Laundry Room	8'2" x 5'6"
Second	Primary Bedroom	16'10" x 13'10"
Second	4-Piece Ensuite	6'4" x 4'10"
Second	Bedroom 2	14'10" x 11'2"
Second	Bedroom 3	14'11" x 11'1"
Second	Bedroom 4	12'8" x 10'4"
Second	Bedroom 5	11'7" x 9'2"
Second	5-Piece Bathroom	11'8" x 5'2"
Basement	Recreation Room	33'3" x 12'5"
Basement	Utility Room	15'4" x 11'6"
Basement	Storage Room	17'10" x 17'8"
Basement	Cold Storage Room	5'10" x 4'10"

*Some Room Measurements +/- jogs.



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