



Manorville
27 ILKLEY CRESCENT



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Sunfilled Manordale Bungalow Backing onto Greenspace

A Quiet Crescent Setting: Set on a quiet, family-friendly crescent in the well-established community of Manordale, this 3+1 bedroom, 2-bath bungalow offers a wonderful combination of space, privacy, and location. Positioned on an impressive 75' x 100' lot backing onto greenspace, the property enjoys a sun-drenched south-facing backyard with no rear neighbours, creating a peaceful outdoor setting

Bright and Comfortable Main Level: The main level features hardwood flooring throughout and a bright, welcoming living room highlighted by a large bow window overlooking the front yard, along with a wood-burning fireplace (currently fitted with an electric insert). The living space flows naturally into the dining area, creating a comfortable space for daily living and entertaining. The kitchen offers good storage and functionality, while down the hall you'll find three comfortable bedrooms and a 4-piece family bathroom with convenient linen closet.

Versatile Lower Level The partially finished lower level expands the living space with a recreation room, additional bedroom, and a 3-piece bathroom—ideal for guests, a home office, or growing families. A large mechanical, laundry, and storage area provides excellent utility and organization space.

Sunny South-Facing Backyard Outdoors, the south-facing backyard is a standout feature, offering sun throughout the day and a beautiful natural backdrop with no rear neighbours. A large deck with built-in lighting on the posts creates a welcoming space for outdoor dining and summer evenings, surrounded by mature trees, shrubs, perennial gardens, and two storage sheds.

Additional Features: Additional highlights include interlock stone steps and walkway leading to the front entry and a detached double-car garage.

Parkside Location: Perfectly positioned next to Sherry Lane Park, the home offers direct access to a network of walking and cycling paths, while remaining conveniently close to nearby schools, recreation, shopping, and transit. With its mature setting and welcoming community atmosphere, Manordale is a wonderful place to call home.

INCLUSIONS:

- Refrigerator
- Gas Stove
- Dishwasher
- Hood Fan
- All light fixtures where currently installed
- All floating shelves in living room and three bedrooms

EXCLUSIONS:

- Two wall-mounted televisions and wall mounts/brackets
- Basement refrigerator
- Basement stand-up freezer
- Bird feeders

Year Built: 1960

Lot Size:
75.00 ft x 100.00ft

Property Taxes:
\$4,427.41 [2025]

Heating: Forced Air/
Natural Gas/Fireplace

Cooling: Central Air

Rented Equipment:
Hot Water Tank
(\$28/mth)

Parking: Double
Detached Garage plus
4 Exterior Spaces

LEVELS	ROOMS	DIMENSIONS
Main	Living Room	17'5" x 11'4"
Main	Dining Room	11'4" x 8'7"
Main	Kitchen	11'4" x 11'2"
Main	Primary Bedroom	13'6" x 11'5"
Main	Second Bedroom	11'4" x 9'5"
Main	Third Bedroom	10'4" x 8'0"
Main	4-Piece Bathroom	11'6" x 4'1"
Basement	Family Room	25'1" x 10'9"
Basement	Fourth Bedroom	11'4" x 11'4"
Basement	3-Piece Bathroom	8'0" x 5'7"
Basement	Laundry/Utility/Storage	

*Some Room Measurements +/- jogs.



