

WELCOME TO

56 Pringle Avenue

www.56Pringle.com



Shawn Zigelstein
Broker



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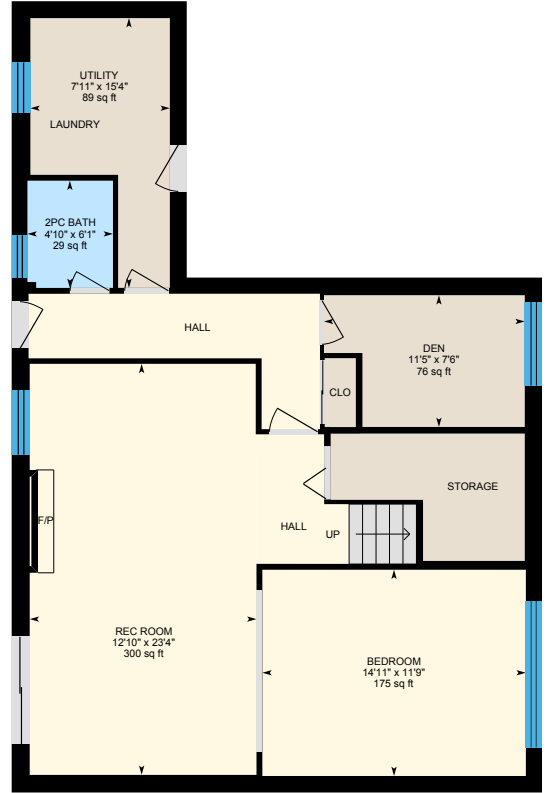
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

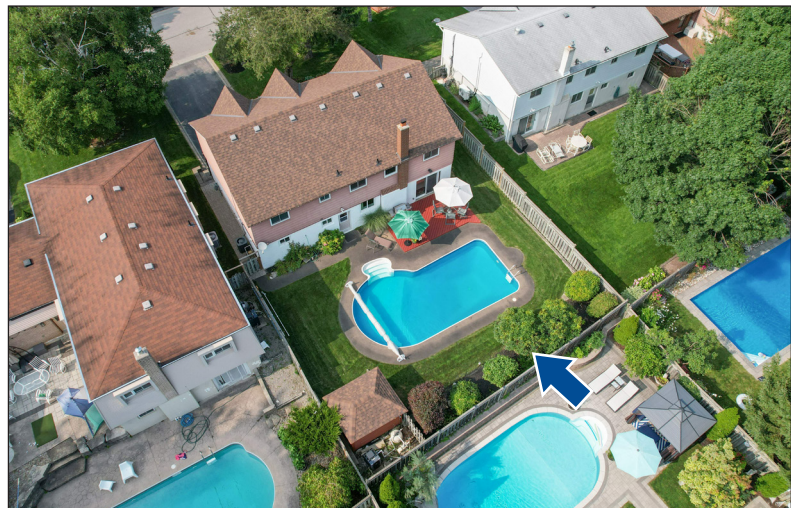
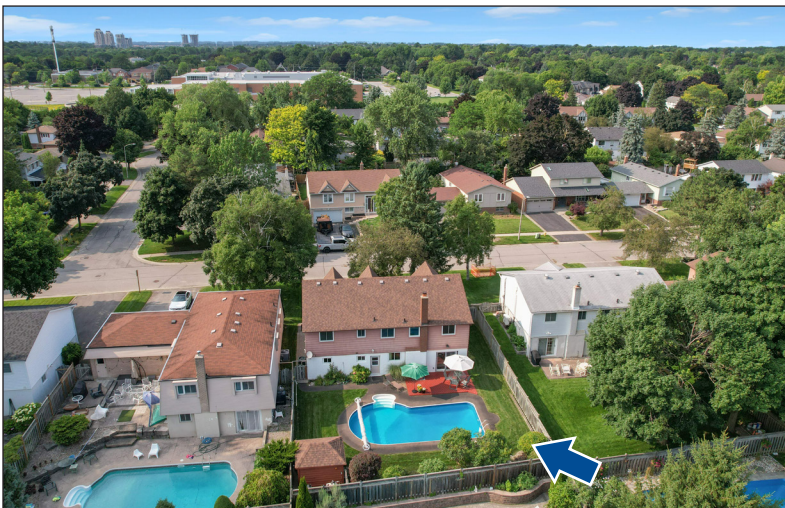
56 Pringle Avenue, Markham

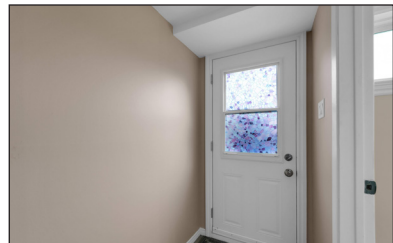
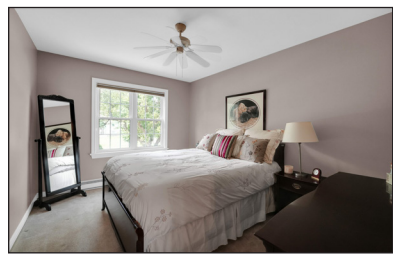
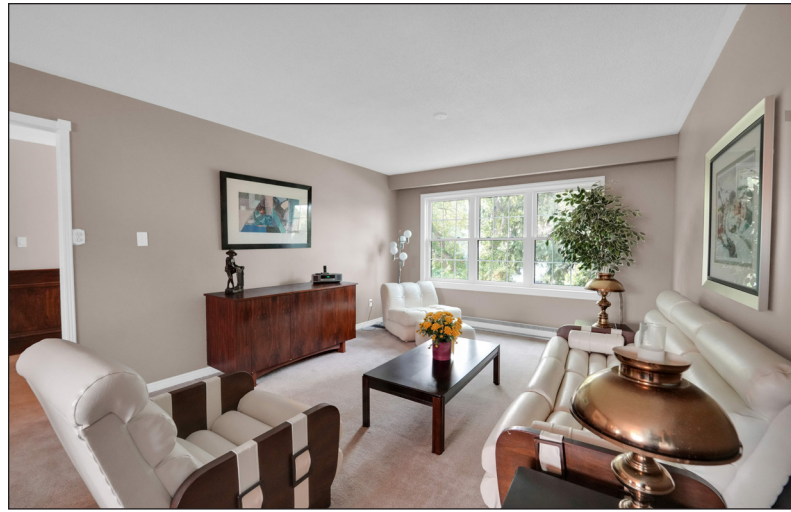


Main Floor



Lower Level





PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Reesor Park PS

Designated Catchment School
Grades PK to 8
69 Wootten Way N

Markham DHS

Designated Catchment School
Grades 9 to 12
89 Church St

Académie de la Moraine

Designated Catchment School
Grades PK to 6
115 George St

És Norval-Morrisseau

Designated Catchment School
Grades 7 to 12
51 Wright St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St Edward Catholic ES

Grades 1 to 8
33 Cairns Dr

St Joseph Catholic ES

Grades PK to 8
388 White's Hill Ave

École catholique Pape-François

Grades PK to 12
276 Sunset Blvd

St Brother André Catholic HS

Grades 9 to 12
6160 16th Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Yip's Collegiate School

Grades 9 to 12
7700 Brimley Rd

Cambridge Academy

Grades 9 to 12
5873 ON-7

Wesley Christian Academy

Grades PK to 8
22 Heritage Rd

Somerset Academy

Grades PK to 8
7700 Brimley Rd

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Paramount Park
Parkway Ave



8 mins



Alma Walker Park
Linden Lea St



10 mins



Armstrong Park
11 Major Buttons Dr.



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Rink
2 Basketball Courts
2 Ball Diamonds
5 Sports Fields
1 Sports Court
2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 16 minute walk away.



Nearest Rail Transit Stop
Markham GO



16 mins



Nearest Street Level Transit Stop
Highway 7 / Wideman St



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 2.98km.



Markham Stouffville Hospital
381 Church St



Fire Station
209 Main St N



Police Station
8700 McCowan Road



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Delightful Raised Bungalow In Prime Markham Village: A Family's Dream Home

Welcome To This Wonderful Raised Bungalow, Nestled In The Heart Of The Highly Sought-After Markham Village Community. This Cherished Home Has Been Lovingly Maintained By The Same Family For Nearly 40 Years And Is Now Ready To Welcome A New Family To Create Their Own Lasting Memories. As You Approach This Inviting Property, You'll Be Captivated By Its Charming Curb Appeal And The Sense Of Warmth That Emanates From Every Corner. The Home Boasts A Spacious And Functional Layout, Perfect For Modern Family Living. Step Inside To Discover A Bright And Airy Living Space, Featuring Large Windows That Flood The Rooms With Natural Light. The Main Floor Offers Three Generously Sized Bedrooms, Each Providing A Retreat For Rest And Relaxation. The Well-Appointed Kitchen Is A Hub Of Activity, Where Family Meals And Conversations Flow Effortlessly. Adjacent To The Kitchen, The Dining And Living Room Areas Are Perfect For Hosting Family Gatherings And Celebrations. One Of The Standout Features Of This Home Is The Full Walkout Basement, Which Opens Up To A Private Backyard Oasis. Imagine Stepping Outside To Your Own Personal Retreat, Complete With An Inground Pool That Promises Endless Summer Fun And Relaxation. The Backyard Is Surrounded By Mature Trees, Offering Privacy And A Serene Atmosphere For Outdoor Activities And Entertaining. The Basement Itself Is A Versatile Space, Ideal For A Variety Of Uses. Whether You Envision A Rec Room With A Wood Burning Fireplace, A Home Office, Or A Guest Suite, The Possibilities Are Endless. The Separate Entrance Adds Convenience And Flexibility, Making It Perfect For Extended Family Living Or Potential Rental Income. Located In The Prime Markham Village Community, This Home Is Within Close Proximity To Top-Rated Schools, Parks, Shopping, And Dining Options. The Neighborhood Is Known For Its Friendly Atmosphere And Strong Sense Of Community, Making It An Ideal Place To Raise A Family. This Home Is More Than Just A Place To Live; It's A Place Where Memories Are Made. Don't Miss The Opportunity To Make It Yours. Contact Us Today To Schedule A Viewing And Experience The Charm And Potential Of This Wonderful Property.

All Existing Appliances: KitchenAid Stainless Steel Side-By-Side Fridge, Whirlpool Stainless Steel Flat Top Stove, Allure Stainless Steel HoodFan, LG Stainless Steel Built-In Dishwasher, GE White Washer, Maytag White Dryer, Humidifier, Woodburning Fireplace, All Electrical Light Fixtures, All Window Coverings, Garage Door Opener, White Fridge in the Garage, Shelves In The Garage, Electronic Air Cleaner, Furnace, AC, Gas Line For BBQ, Pool and All Related Equipment (Pump 2024, Pool Heater 2018, Pool Filter 2016, Chlorinator 2020, Solar Cover), Pool Shed, Eufy Security Camera, NEST Smoke Detector.

Rental: Hot Water Tank - \$37.97/month

Lot: 60 ft x 110 ft | Taxes: \$5,545.34/2024

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