



FOR SALE

DETACHED

MLS# C13618662

305 Pleasant Avenue, Toronto, ON M2R 2R2

Newtonbrook West, Toronto · M2R 2R2

C\$ 1,359,000

4	2	900	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 305 Pleasant Ave. Set on an impressive 50 x 132 ft lot in the heart of North York's Newtonbrook West, this home offers endless opportunities - move in and enjoy, or build your dream home. A newly renovated kitchen and new flooring throughout mean the work is already done for you. The deep, south-facing backyard is a true relaxation oasis, with a balanced mix of sun-filled and shaded areas for morning coffee, summer entertaining, or quiet evenings outdoors. Situated on a quiet, tree-lined street within walking distance of schools, parks, transit and shopping - an excellent opportunity to enter one of North York's most established and well-connected neighborhoods, with strong long-term value. Enjoy quick access to Finch Station, the Finch Bus Terminal, TTC and Viva routes, Highways 401 and 407, plus Centerpoint Mall and the shops and restaurants along Yonge Street. Don't miss this one - book your showing today.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fire-place

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	700-1100 sqft
PARKING	6 spaces
ANNUAL TAX	\$6,553
POSTAL CODE	M2R 2R2
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining, Laminate, Picture Window
Dining Room	Ground	—	Combined w/Dining, Laminate, Picture Window
Kitchen	Ground	—	Eat-in Kitchen, Laminate, W/O To Deck
Primary Bedroom	Ground	—	Mirrored Closet, Laminate, Large Window

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RIGHT AT HOME REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Ground	—	Closet, Laminate, Picture Window
Bedroom 3	Ground	—	Closet, Laminate, Casement Windows
Bedroom 4	Basement	—	Above Grade Window, Laminate
Recreation	Basement	—	Brick Fireplace, Laminate, Above Grade Window
Other	Basement	—	Bar Sink, Laminate, Above Grade Window
Laundry	Basement	—	French Doors, Tile Floor, Unfinished

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.