



FOR SALE

DETACHED

MLS# C13674550

109 Pleasant Avenue, Toronto, ON M2M 1M2

Newtonbrook West, Toronto · M2M 1M2

C\$ 1,175,000

3	2	1,300	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Opportunity awaits on this premium 50' x 132' lot in the highly desirable Newtonbrook West community. This charming home features three generously sized bedrooms, including a convenient main-floor bedroom that offers added flexibility for families, guests, or a home office. The main level offers a spacious dining room and an expansive living/family room, ideal for both everyday living and entertaining, along with a recently updated 4-piece bathroom. The partially finished basement offers a separate entrance, a three-piece bathroom, and a rough-in for a kitchen, creating excellent potential for an in-law suite or future income suite. Whether you're looking to move in, renovate, invest, or build your custom dream home, 109 Pleasant Ave offers endless possibilities in one of North York's most coveted neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Partially Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	8 spaces
ANNUAL TAX	\$6,319
POSTAL CODE	M2M 1M2
NEIGHBOURHOOD	Newtonbrook West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.40 x 3.40	—
Dining Room	Main	3.00 x 3.25	—
Kitchen	Main	3.75 x 2.90	—
Bedroom 3	Main	3.80 x 3.70	—

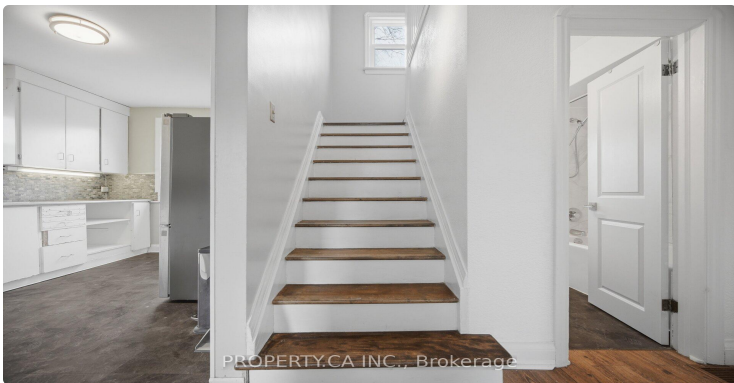
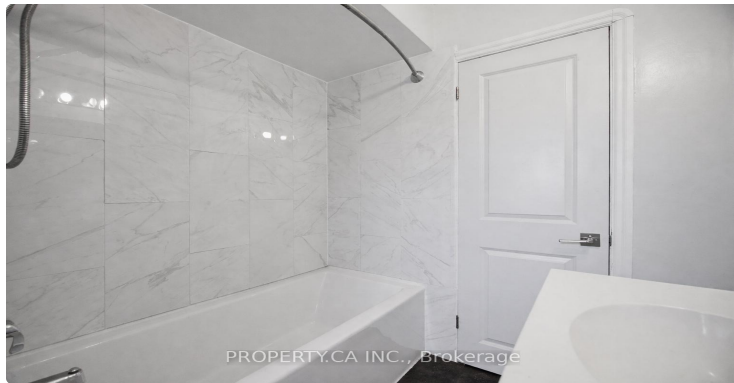
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Main	3.70 x 2.60	—
Primary Bedroom	Second	2.90 x 3.80	—
Bedroom 2	Second	—	—
Recreation	Basement	—	—
Recreation	Basement	—	—
Laundry	Basement	—	—
Bathroom	Basement	—	—

GALLERY





LISTING AGENT

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PROPERTY.CA INC.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.