



FOR SALE

DETACHED

MLS# C13758826

99 Abitibi Avenue, Toronto, ON M2M 2V5

Newtonbrook East, Toronto · M2M 2V5

C\$ 1,749,000

5	4	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional space, an abundance of natural light, and endless potential in the heart of Newtonbrook East. Offering over 3,200Sq. Ft. above grade, this well-maintained 4-bedroom, 4-bathroom family home sits on a quiet, tree-lined street in one of North York's most established and desirable neighbourhoods. Thoughtfully designed for family living, the home features generously sized principal rooms, a functional layout, and large windows that fill the space with natural light. The updated kitchen serves as the heart of the home, while the expansive living and dining areas provide plenty of room for everyday living, family gatherings, and entertaining. A private main-floor den creates a welcome retreat for work, study, or quiet relaxation, enhancing both the functionality and livability of the home. Upstairs, four spacious bedrooms offer exceptional flexibility, including a large primary retreat with ensuite and a second oversized bedroom with its own private ensuite, an ideal setup for multi-generational living, guests, or growing families seeking additional privacy. Lovingly maintained over the years with key updates including Roof (2018), Furnace (2020), AC (2020) and Interlock Driveway and Walkways (2022), this is a home that can be enjoyed immediately while offering the opportunity to personalize and add value over time. Ideally located just minutes from Yonge Street, Finch Subway Station, top-rated schools, parks, community centres, shopping, restaurants, and everyday amenities. Enjoy the convenience of urban living while being tucked away on a quiet residential street in a neighbourhood known for its strong sense of community and long-term appeal.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

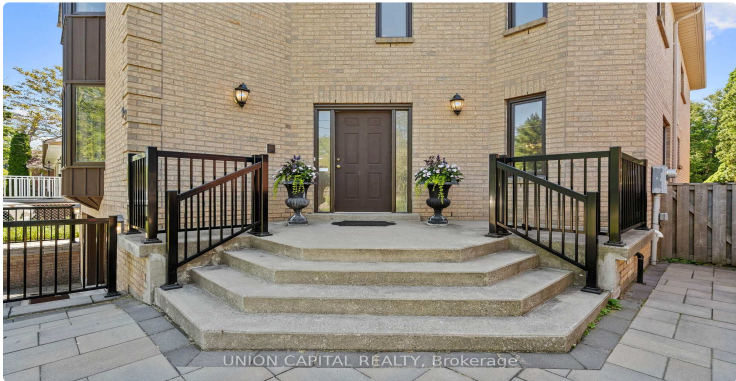
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,788
POSTAL CODE	M2M 2V5
NEIGHBOURHOOD	Newtonbrook East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
------	-------	------------	----------

Primary Bedroom	Second	—	Walk-In Closet(s), Ensuite Bath, Parquet
Dining Room	Ground	—	Hardwood Floor, Window
Family Room	Ground	—	Hardwood Floor, W/O To Deck, Pot Lights
Kitchen	Ground	—	Tile Floor, Quartz Counter, W/O To Deck
Bedroom 3	Second	—	Closet, Window, Parquet
Bedroom 2	Second	—	Closet, Window, Parquet
Living Room	Ground	—	Hardwood Floor, Bay Window
Bedroom 4	Second	—	Closet, Window, Ensuite Bath
Den	Ground	—	Hardwood Floor, French Doors, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

UNION CAPITAL REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.