



FOR SALE

DETACHED

MLS# C13841178

# 82 Brooke Avenue, Toronto, ON M5M 2J9

Bedford Park-Nortown, Toronto · M5M 2J9

C\$ 2,999,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 2,750 | 7       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Welcome to 82 Brooke Avenue - where timeless character, thoughtful upgrades, and exceptional location come together in the heart of the prestigious Cricket Club. Situated on a premium 50 x 120 ft lot on one of the most sought-after blocks of Brooke Avenue, this home offers an outstanding opportunity for families looking to settle into a mature, established neighbourhood with long-term value. The main level features a beautifully designed Downsview entertainer's kitchen with granite countertops, seamlessly flowing into a heated-floor family room with a gas fireplace. A full wall of windows creates an abundance of natural light and opens to a professionally landscaped, private backyard - an ideal setting for both everyday living and effortless entertaining. The finished lower level provides a spacious recreation and entertainment area, perfect for game nights, children's play, or relaxing with family and friends. Just steps to Yonge Street, Avenue Road, shops, parks, and top-rated Armour Heights Public School, with quick access to the 401 and public transit, this location offers unmatched convenience in one of Toronto's most desirable neighbourhoods. A rare opportunity to secure a premium property in the Cricket Club and enjoy the perfect balance of charm, functionality, and future potential.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

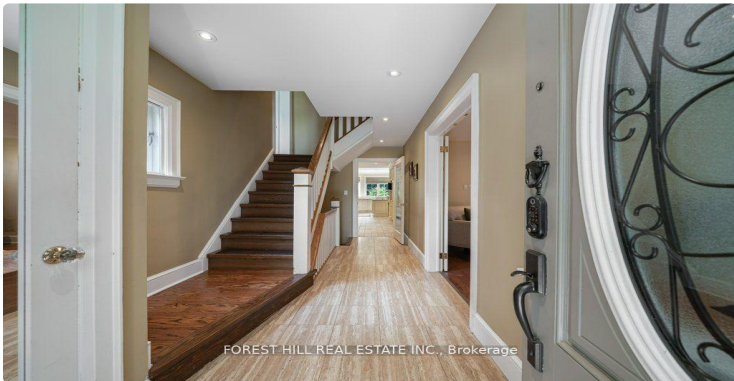
|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Detached             |
| LISTING STATUS | For Sale             |
| STYLE          | 2-Storey             |
| PROPERTY TYPE  | Detached             |
| BASEMENT       | Finished             |
| FACING         | North                |
| AREA RANGE     | 2500-3000 sqft       |
| PARKING        | 7 spaces             |
| ANNUAL TAX     | \$14,479             |
| POSTAL CODE    | M5M 2J9              |
| NEIGHBOURHOOD  | Bedford Park-Nortown |

# ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                |
|-------------|-------|------------|-----------------------------------------|
| Kitchen     | Main  | —          | Fireplace, Pot Lights, Overlooks Dining |
| Dining Room | Main  | —          | Overlooks Living, Pot Lights            |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                   |
|-----------------|--------|------------|--------------------------------------------|
| Kitchen         | Main   | —          | Centre Island, Eat-in Kitchen, W/O To Yard |
| Family Room     | Main   | —          | Fireplace, Open Concept, W/O To Yard       |
| Primary Bedroom | Second | —          | 4 Pc Ensuite, Skylight, Broadloom          |
| Bedroom 2       | Second | —          | —                                          |
| Bedroom 3       | Second | —          | —                                          |
| Bedroom 4       | Second | —          | —                                          |

GALLERY





## LISTING AGENT

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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.