

FOR SALE | DETACHED | MLS# C13865702

11 Urbandale Avenue, Toronto, ON M2M 2G9

Newtonbrook East, Toronto · M2M 2G9

C$ 1,498,000

5	3	2,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional opportunity with endless possibilities. Situated on a desirable 53-by-140-foot south-facing lot, move in and enjoy, thoughtfully renovate and expand, or take advantage of the impressive lot size to create that custom home you have been dreaming about! Offering more than 3,500 square feet of finished living space, this warm and well-cared-for home features four bedrooms, three bathrooms with bright and spacious principal rooms designed for everyday family living and entertaining. The generous lower level adds even more flexibility with a large recreation room and additional bedroom. Yet it is outside where the property truly distinguishes itself. A beautifully landscaped backyard offers exceptional privacy and plenty of space to relax, entertain, and play. The outdoor retreat features an in-ground concrete saltwater pool, an inviting fire pit area, an expansive walk-out deck, a generous grassy area for children and pets, and a convenient pool shed for storage. Thoughtfully designed for both every day enjoyment and summer entertaining, this backyard is a true private oasis.Tucked along a quiet, one-block street with no sidewalks, the setting feels peaceful, private, and wonderfully family-friendly. It's the kind of street where kids can play, neighbours gather, and a game of street hockey feels right at home-all while offering a calm sense of everyday living.Whether approached as a finished home, a thoughtful renovation, or the starting point for something entirely new, 11 Urbandale offers that increasingly rare combination of space, land, and freedom to decide what comes next.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	5 spaces
ANNUAL TAX	$10,182
POSTAL CODE	M2M 2G9
NEIGHBOURHOOD	Newtonbrook East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Large Window, Gas Fireplace, Hardwood Floor
Kitchen	Main	—	Open Concept, Centre Island, Stainless Steel Appl
Dining Room	Main	—	W/O To Deck, Overlooks Backyard, Combined w/Kitchen
Family Room	Main	—	Hardwood Floor, Overlooks Pool, Open Concept
Mud Room	Main	—	Side Door, W/O To Garage, Separate Room
Primary Bedroom	Second	—	Combined w/Sitting, South View, W/W Closet
Bedroom 2	Second	—	Closet, North View, Hardwood Floor
Bedroom 3	Second	—	North View, Large Window, Overlooks Frontyard
Bedroom 4	Second	—	Overlooks Backyard, Hardwood Floor, South View
Recreation	Basement	—	Broadloom, Above Grade Window, Pot Lights
Bedroom 5	Basement	—	Large Closet, Broadloom, Above Grade Window

GALLERY


FOREST HILL REAL ESTATE INC., Brokerage


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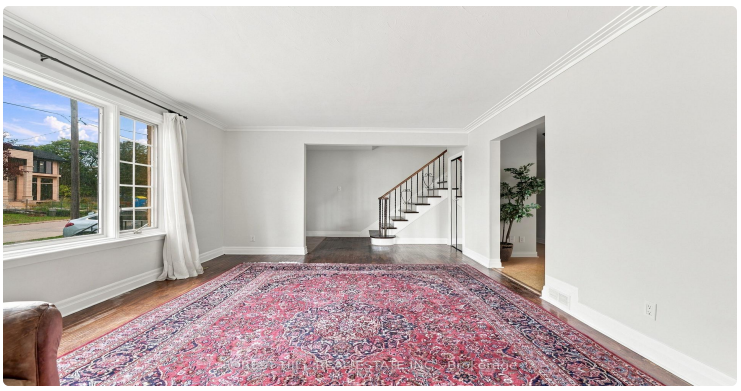

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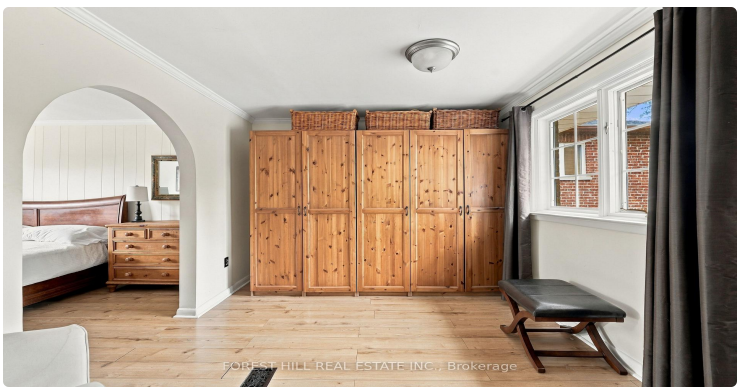

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LISTING AGENT

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Prepared for you on November 6, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.