



FOR SALE

DETACHED

MLS# C13874800

# 186 Patricia Avenue, Toronto, ON M2M 1J5

Newtonbrook West, Toronto · M2M 1J5

C\$ 999,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 4         | 1,300 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Fantastic opportunity to own a bright and spacious bungalow in the highly sought-after Newtonbrook West community. Situated on a quiet, family-friendly street just minutes from Yonge St. The main level features an extended open-concept living, dining and kitchen area with high ceilings, four skylights and an abundance of natural light, plus three bedrooms and a home office. The basement offers additional living space with separate side entrance, kitchens and bathrooms, providing excellent flexibility for extended family or guests. Additional features include two laundry areas, two furnaces and two electrical panels. A versatile property with exceptional potential in a prime Toronto location.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

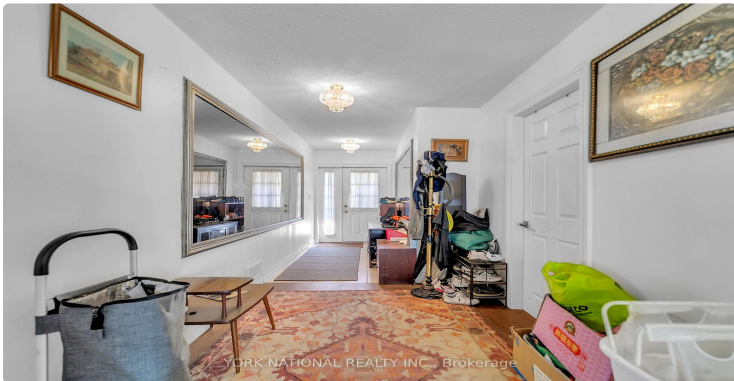
|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Detached                     |
| LISTING STATUS | For Sale                     |
| STYLE          | Bungalow                     |
| PROPERTY TYPE  | Detached                     |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | North                        |
| AREA RANGE     | 1100-1500 sqft               |
| PARKING        | 6 spaces                     |
| ANNUAL TAX     | \$6,408                      |
| POSTAL CODE    | M2M 1J5                      |
| NEIGHBOURHOOD  | Newtonbrook West             |

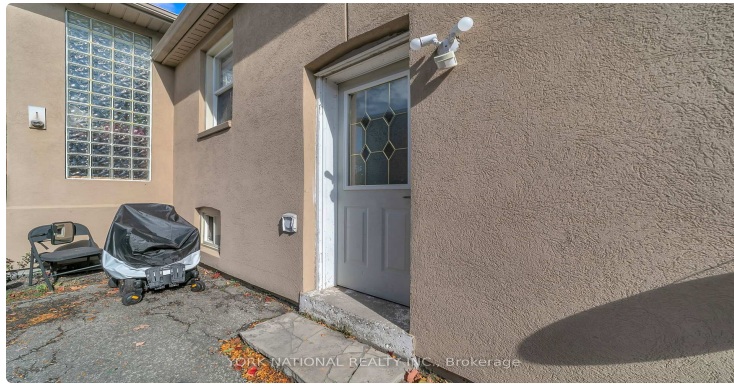
## ROOM BREAKDOWN

| ROOM                                     | LEVEL | DIMENSIONS | FEATURES                     |
|------------------------------------------|-------|------------|------------------------------|
| Family Room                              | Main  | —          | Hardwood Floor, Open Concept |
| Dining Room                              | Main  | —          | Hardwood Floor               |
| Primary Bedroom                          | Main  | —          | —                            |
| Bedroom 2                                | Main  | —          | —                            |
| Bedroom 3                                | Main  | —          | —                            |
| 1000 Denison Avenue, Toronto, ON M2M 1J5 |       |            | YORK NATIONAL REALTY INC.    |

| ROOM            | LEVEL    | DIMENSIONS | FEATURES      |
|-----------------|----------|------------|---------------|
| Kitchen         | Main     | —          | Centre Island |
| Primary Bedroom | Basement | —          | —             |
| Bedroom 2       | Basement | —          | —             |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.