



FOR SALE

DETACHED

MLS# C14113812

53 Athabaska Avenue, Toronto, ON M2M 2T8

Newtonbrook East, Toronto · M2M 2T8

C\$ 2,990,000

6	5	3,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Magnificent custom-built luxury residence within walking distance of Yonge Street, showcasing a natural Indiana limestone façade with custom-cut architectural detailing. Rich walnut millwork, marble accents, custom panelling and decorative ceiling treatments create an elegant contemporary interior. Impressive 10-ft ceilings on the main level, with soaring 13-ft-6-in ceilings in the foyer and library, enhance the spacious feel, while oversized windows welcome abundant natural light. The living and dining rooms feature walnut detailing, designer lighting and a marble-surround fireplace. A chef's kitchen offers custom soft-close cabinetry, quartz countertops and matching backsplash, an expansive 8-by-5-ft island, a 48-inch Sub-Zero refrigerator/freezer, Wolf range, oven and microwave, and an Asko dishwasher. The adjoining family room features a linear gas fireplace, custom entertainment unit and French doors opening to a raised deck with steps to the backyard. The primary suite includes a walk-in closet with custom organizers and an 8-piece ensuite featuring heated Italian porcelain flooring, a freestanding tub, double vanity and a glass-enclosed shower with body sprays and an oversized rain shower head. The finished lower level offers heated porcelain floors, a recreation room with wet bar and wine and beverage coolers, a nanny suite, office and 4-piece bath. Laundry facilities on two levels, built-in speakers, automatic blinds in select rooms, a built-in double garage and a fenced backyard complete this exceptional home

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

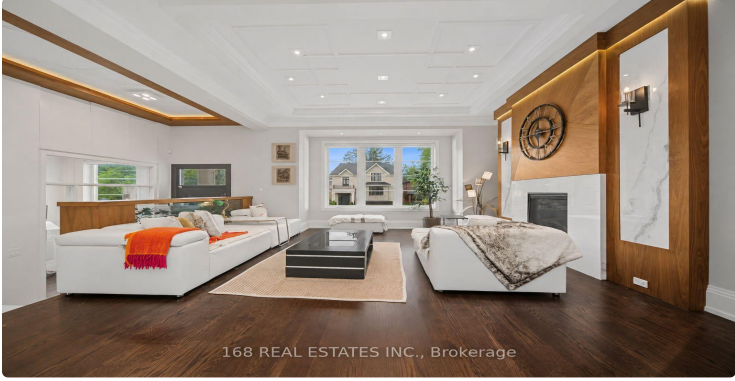
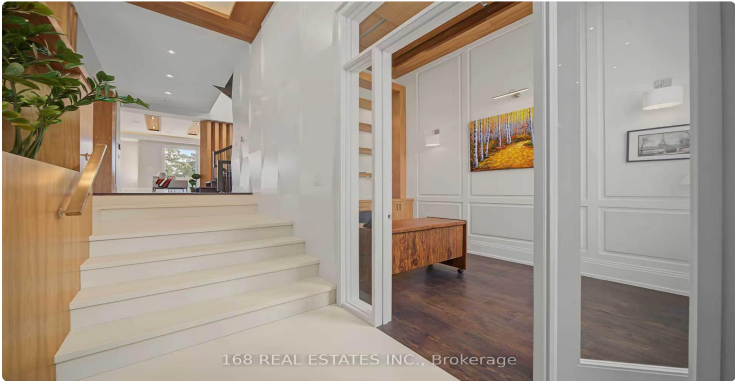
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$15,331
POSTAL CODE	M2M 2T8
NEIGHBOURHOOD	Newtonbrook East

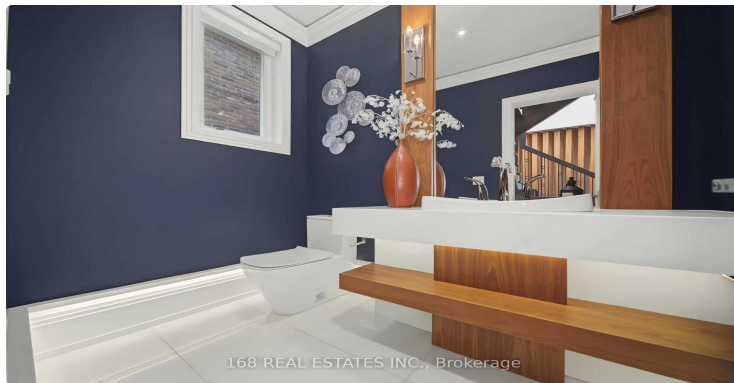
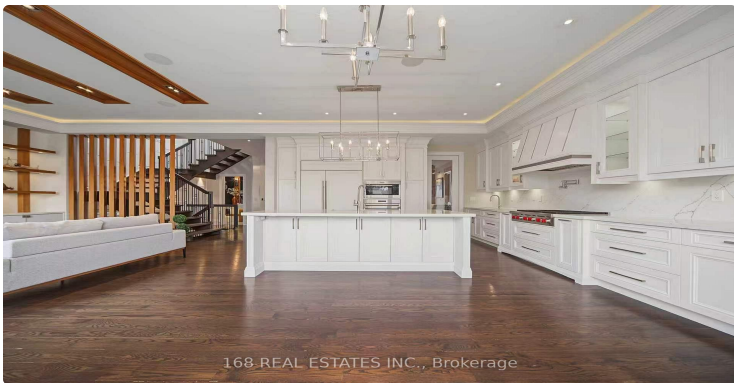
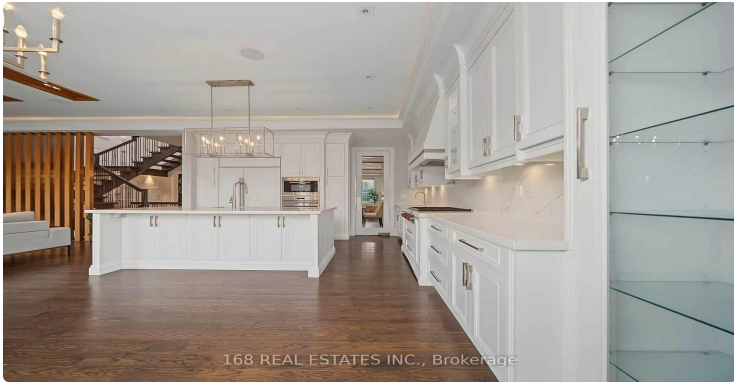
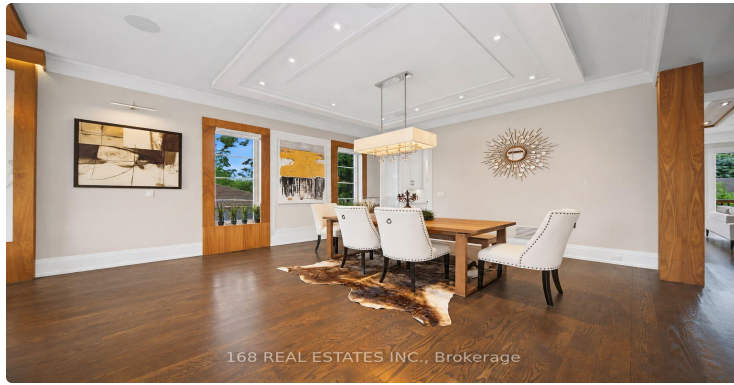
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Library	Main	—	B/I Bookcase, Panelled, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Fireplace, Pot Lights
Dining Room	Main	—	Hardwood Floor, Window, Pot Lights
Kitchen	Main	—	Open Concept, Pot Lights, Picture Window
Family Room	Main	—	B/I Shelves, French Doors, W/O To Deck
Primary Bedroom	Second	—	7 Pc Ensuite, Walk-In Closet(s), B/I Shelves
Bedroom 2	Second	—	4 Pc Ensuite, Double Closet, Closet Organizers
Bedroom 3	Second	—	Double Closet, Semi Ensuite, Large Window
Bedroom 4	Second	—	Semi Ensuite, Hardwood Floor, Large Window
Recreation	Basement	—	Heated Floor, Fireplace, W/O To Yard
Bedroom	Basement	—	Double Closet, Heated Floor
Study	Basement	—	Heated Floor, Above Grade Window, Tile Floor

GALLERY





LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.