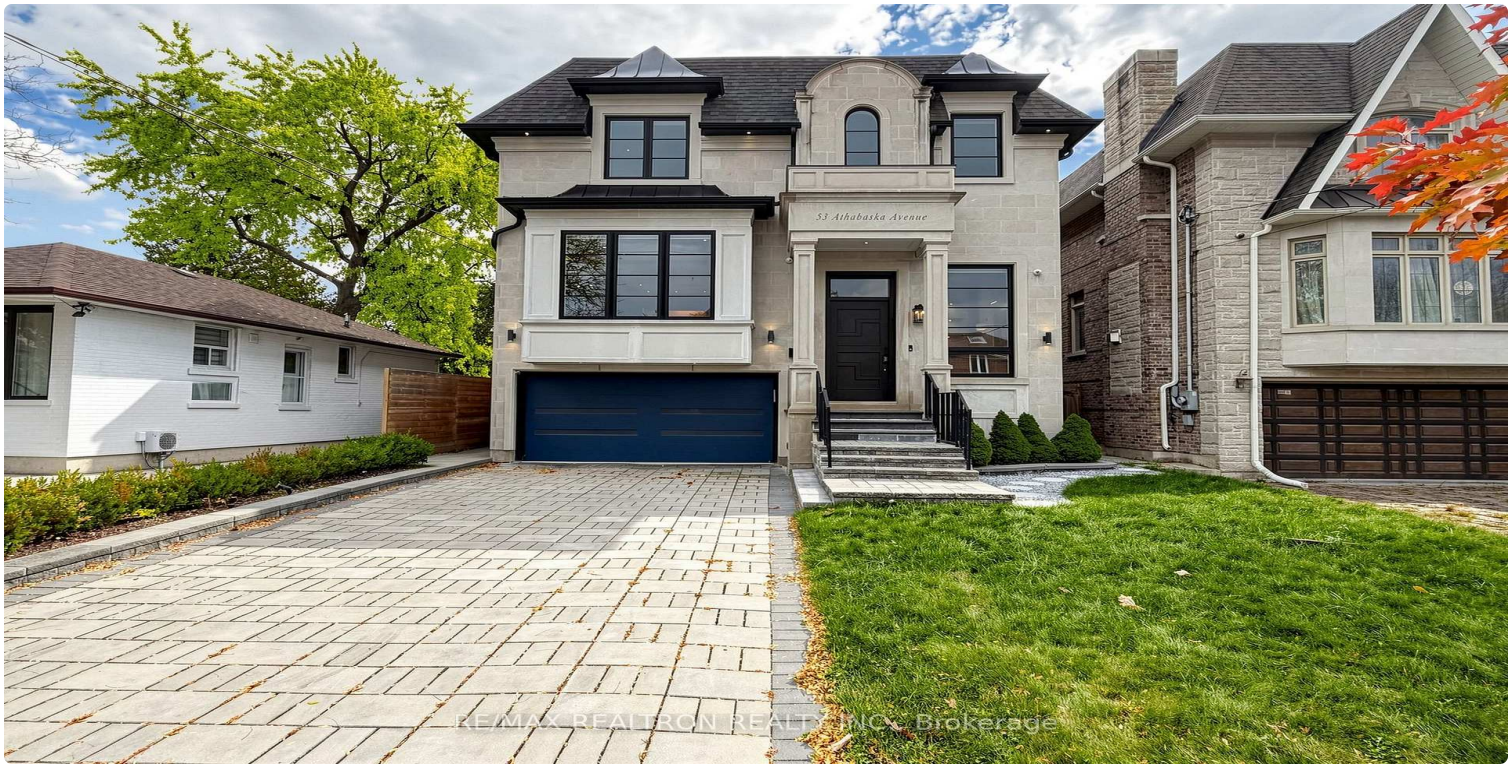



FOR SALE | DETACHED | MLS# C14149388

# 53 Athabaska Avenue, Toronto, ON M2M 2T8

Newtonbrook East, Toronto · M2M 2T8

## C$ 2,699,000

| 7 | 5 | 3,250 | 6 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

* Welcome to 53 Athabaska Ave, an impressive custom-built luxury residence * Showcasing a stunning Indiana limestone façade, elegant architectural details and exceptional craftsmanship throughout. Soaring 10-ft ceilings on the main & 2nd floors, a grand 13'6" foyer and library, rich walnut accents and beautiful 5" oak plank flooring.The elegant main floor offers a custom walnut-appointed library, formal living & dining rooms with designer finishes and a marble-surround fireplace, and a spectacular chef's kitchen featuring custom cabinetry, quartz countertops, an oversized 8' x 5' island, premium Sub-Zero refrigerator and Wolf appliances. The kitchen opens to a spacious family room with a linear gas fireplace, custom walnut detailing, built-in entertainment centre and walkout to the backyard.The second floor features four generously sized bedrooms with custom closet organizers. The luxurious primary suite offers a walk-in closet and an impressive 8-piece ensuite with heated floors, double vanity, freestanding tub and glass shower with steam sauna and oversized rain shower.The beautifully finished lower level features 13'6" ceilings, heated floors, a spacious recreation room, custom walnut feature wall, wet bar, wine and beverage coolers, home theatre, nanny suite, 4-piece bathroom, private office and separate laundry area.Enjoy the private, fully fenced backyard with a raised wooden deck, pergola and garden storage shed - perfect for outdoor relaxation and entertaining. Additional features include a built-in double garage, private driveway, interlock landscaping, two-zone irrigation, soffit lighting, high-efficiency furnace and A/C, added heat pump in mast, HRV, humidifier, Ecobee thermostat, alarm system, security cameras system and built-in speakers. A remarkable home offering luxury, comfort and functionality, conveniently located close to parks, schools, shopping, transit and everyday amenities.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

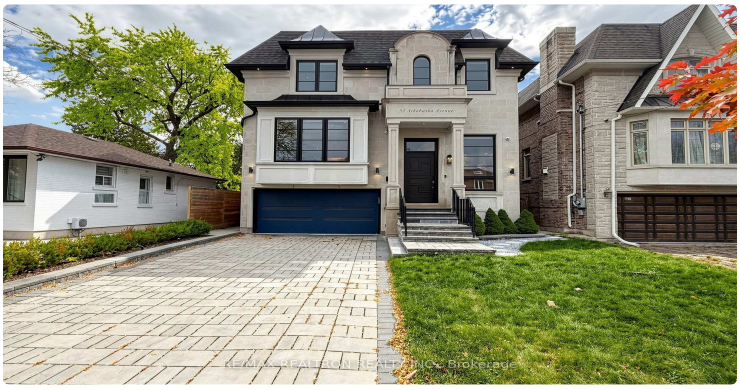
### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | 2 1/2 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 |
| 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



















RE/MAX REALTRON REALTY INC., Brokerage


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## LISTING AGENT


### Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

**Email:** pshaganenko@gmail.com


Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.