



FOR SALE

DETACHED

MLS# E13676728

# 146 Beaverbrook Court, Toronto, ON M1C 3A9

Rouge E10, Toronto · M1C 3A9

C\$ 970,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 1,750 | 5       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Prime West Rouge Lakeside Community! This beautifully maintained detached two-storey family home is tucked away on a quiet, child-friendly court and sits on a premium, deep, south-facing lot. The bright walkout basement offers endless possibilities, while the renovated kitchen is perfect for everyday living and entertaining. Enjoy the warmth of the main floor family room with a cozy fireplace, and step outside to the spacious sundeck, ideal for summer BBQs and gatherings. Conveniently located just steps from a walkway leading to the school and close to excellent schools, parks, TTC, GO Transit, Rouge Beach, the lake, popular dining, and quick access to Highway 401. Pride of ownership is evident throughout this exceptional home. Tenant paying \$1650 a month willing to stay as a tenant or Leave on closing.

### 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     | 1500-2000 sqft         |
| PARKING        | 5 spaces               |
| ANNUAL TAX     | \$3,980                |
| POSTAL CODE    | M1C 3A9                |
| NEIGHBOURHOOD  | Rouge E10              |

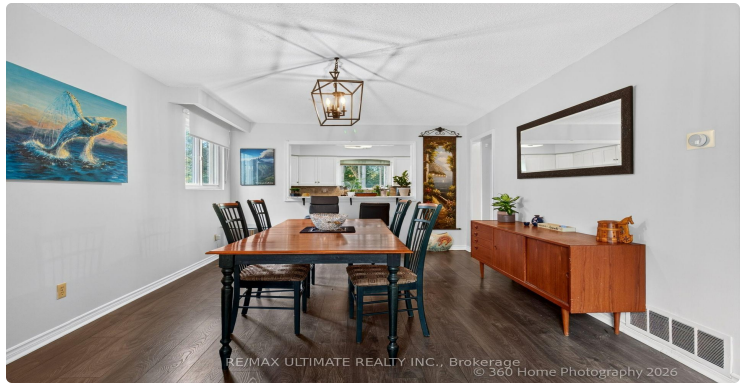
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS  | FEATURES                            |
|-------------|-------|-------------|-------------------------------------|
| Living Room | Main  | 6.32 x 3.50 | Combined w/Dining, Picture Window   |
| Dining Room | Main  | 6.32 x 3.50 | Combined w/Living, Overlooks Living |
| Kitchen     | Main  | 4.09 x 2.72 | Window, Ceramic Floor               |
| Family Room | Main  | 4.07 x 3.62 | Window, Fireplace, Walk-Out         |

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                        |
|-----------------|--------|-------------|-------------------------------------------------|
| Primary Bedroom | Second | 4.50 x 3.22 | His and Hers Closets, Window                    |
| Bedroom 2       | Second | 3.81 x 2.89 | Closet, Window                                  |
| Bedroom 3       | Second | 2.76 x 2.72 | Closet, Window                                  |
| Living Room     | Lower  | 3.50 x 2.84 | Combined w/Kitchen, W/O To Yard, W/O To Sundeck |
| Kitchen         | Lower  | 6.03 x 4.88 | Combined w/Living, W/O To Yard                  |
| Bedroom         | Lower  | 4.38 x 4.16 | Window                                          |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

RE/MAX ULTIMATE REALTY INC.

**Email:** pshaganenko@gmail.com

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.