



RIGMAXX REALTY INC. Brokerage

FOR SALE

DETACHED

MLS# E13725802

11 Hambleton Court, Toronto, ON M1V 4P6

Milliken, Toronto · M1V 4P6

C\$ 1,499,000

5	4	2,250	4	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This beautifully maintained all-brick 2-storey home offers 2500+ sq ft of living space with exceptional function and flow on every level. Gleaming hardwood floors highlight the formal living and dining rooms, as well as the inviting family room complete with a cozy fireplace. The bright, spacious kitchen features a large breakfast area and an oversized picture window that fills the space with natural light. Walk out to the covered balcony overlooking your generous backyard - perfect for gardening, summer BBQs, and family gatherings. Upstairs, the secondary bedrooms share a roomy 4-piece bath, while the huge primary suite impresses with a private sitting area, built-in vanity, walk-in closet, and its own 4-piece ensuite. The walkout basement offers fantastic potential with a separate living space, including 1 bedroom, 1 bathroom, and a kitchen - ideal for extended family or rental income. Located on a safe, private street ending at Audrelane Park and steps from Port Royal PS. Enjoy the convenience of the Milliken community with nearby restaurants, shops, schools, parks, and trails. Well connected to TTC, minutes to Milliken GO, and quick access to major highways (401, 407, DVP). This home is a must-see!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AGE	31-50 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,885
POSTAL CODE	M1V 4P6
NEIGHBOURHOOD	Milliken

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Bay Window, Combined w/Dining, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Large Window, Combined w/Living, Hardwood Floor
Kitchen	Ground	—	Tile Floor
Breakfast	Ground	—	W/O To Deck, Large Window, Tile Floor
Family Room	Ground	—	Fireplace, Separate Room, Hardwood Floor
Primary Bedroom	Second	—	Walk-In Closet(s), 4 Pc Ensuite, Broadloom
Bedroom 2	Second	—	Closet, Window, Broadloom
Bedroom 3	Second	—	Closet, Window, Broadloom
Recreation	Basement	—	W/O To Yard, Open Concept, Broadloom
Kitchen	Basement	—	Tile Floor
Bedroom	Basement	—	Window, Broadloom

LISTING AGENT

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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.