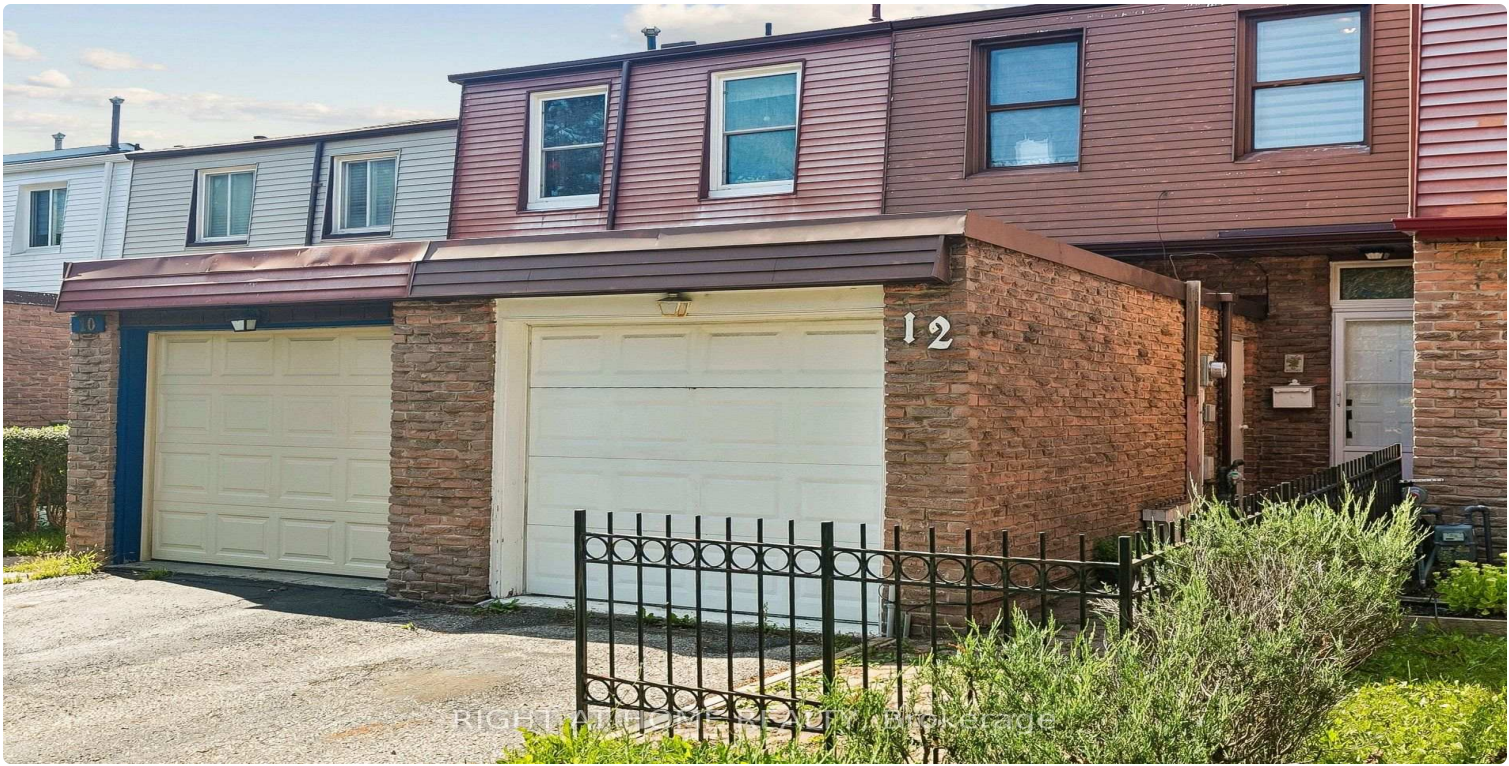




FOR SALE

ATT/ROW/TOWNHOUSE

MLS# E13756822

12 l'amoreaux Drive, Toronto, ON M1W 2L9

L'Amoreaux, Toronto · M1W 2L9

C\$ 899,900

5	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare backyard-to-schoolyard living in the heart of L'Amoreaux. This fully renovated freehold townhome (no rising maintenance fees, ever) backs directly onto Bridlewood Park with a private walkout to green space and, beyond it, direct access to Brookmill Boulevard Junior Public School. No rear neighbours, no crossing a street for drop-off, just a gate and a walk across the park. Every major surface has been redone: a full kitchen renovation anchors the main floor, complemented by pot lights throughout, all-new bathrooms, brand new flooring top to bottom, new interior doors, and freshly painted walls - genuinely move-in ready, not "updated" in name only. The finished basement adds a 4th bedroom, full washroom, and a large rec room, ideal for extended family, a home office, or guests. Upstairs offers 3 generous bedrooms and a 4-piece bath; the main floor is bright and functional with separate living and dining space plus a powder room for guests. Parking for 3 (single garage + 2-car driveway).Steps to Bridlewood Mall, grocery, banks, and frequent TTC bus service; minutes to Birchmount Hospital, Hwy 404/401, Tam O'Shanter Golf Course, and L'Amoreaux Community Recreation Centre. A rare combination of total privacy, walkable everyday amenities, and a freehold price point. First-time buyers, growing families, and investors take note.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,182
POSTAL CODE	M1W 2L9
NEIGHBOURHOOD	L'Amoreaux

ROOM BREAKDOWN

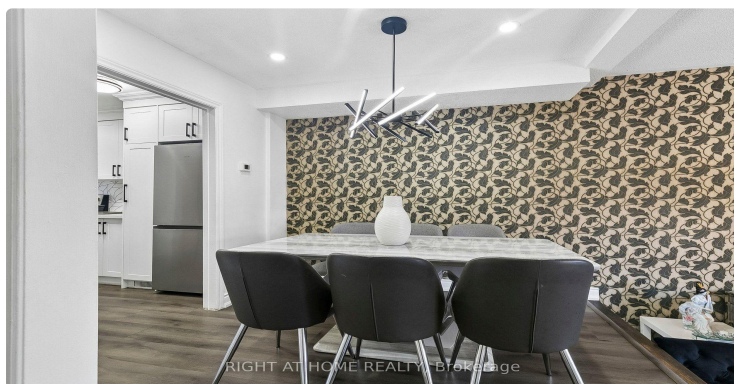
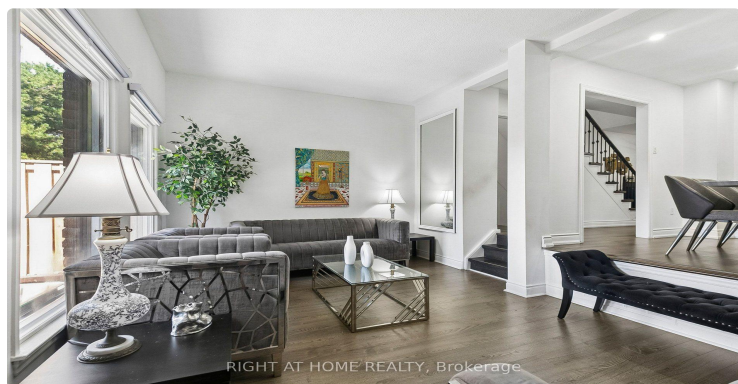
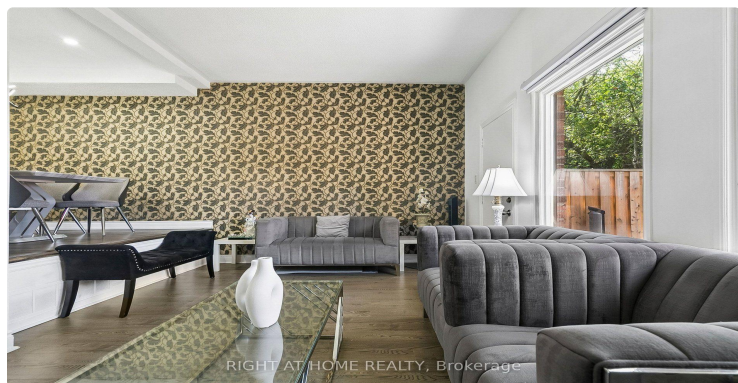
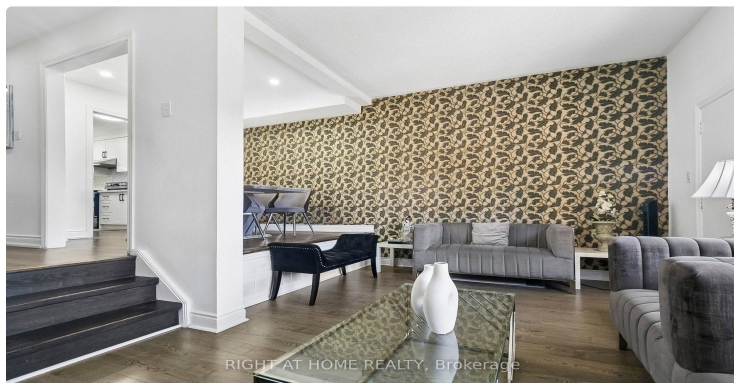
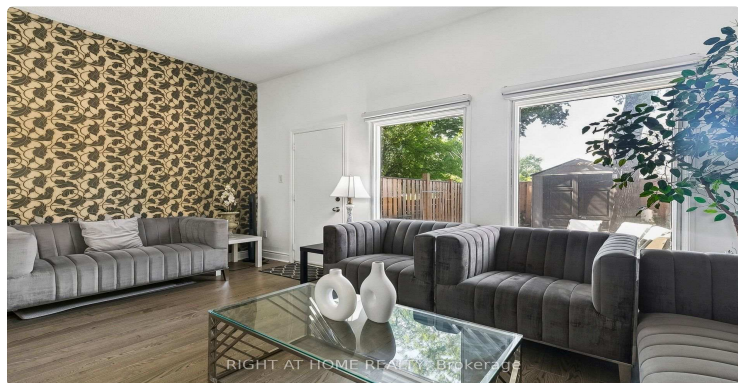
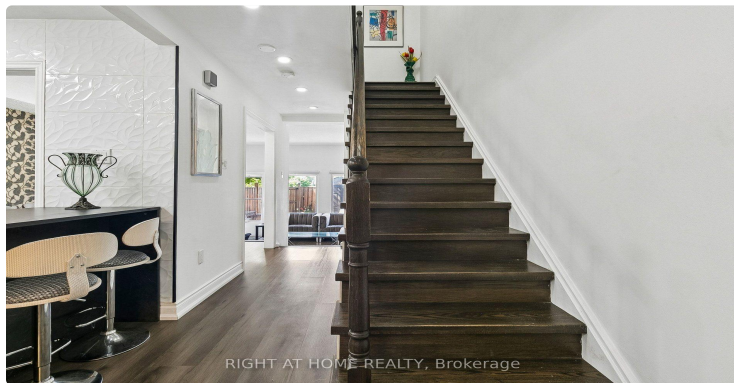
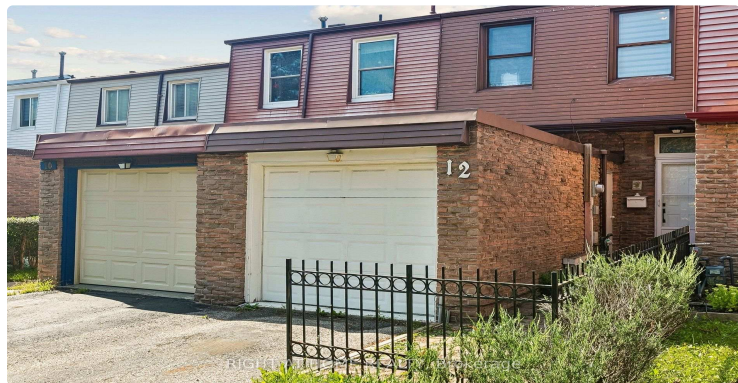
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	W/O To Yard, Cathedral Ceiling(s), Window
Dining Room	Main	—	—

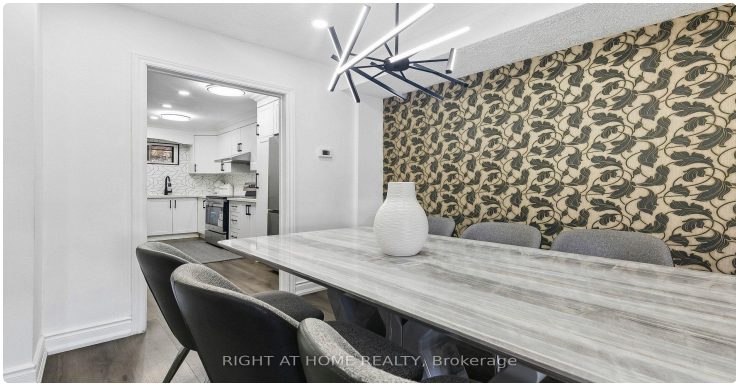
12 Lamoreaux Drive, Toronto, ON M1W 2L9

RIGHT AT HOME REALTY

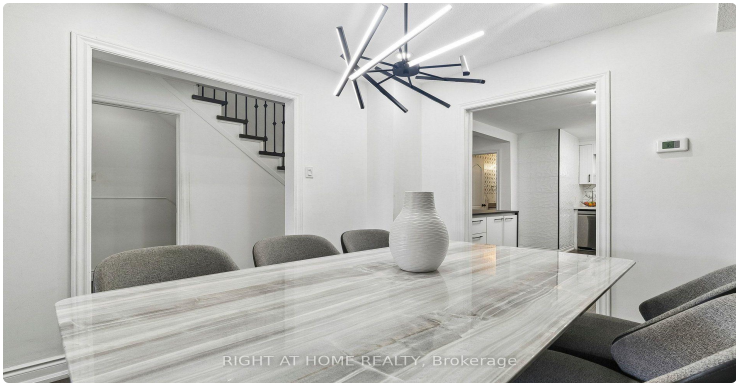
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Tile Floor
Primary Bedroom	Second	—	—
—	Second	—	—
Bedroom 3	Second	—	—

GALLERY

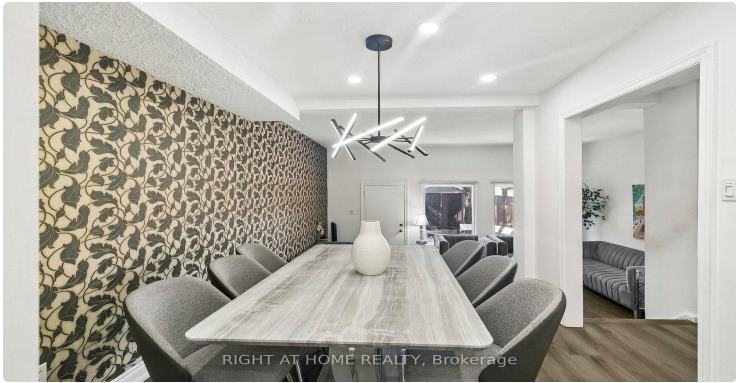




RIGHT AT HOME REALTY, Brokerage



RIGHT AT HOME REALTY, Brokerage



RIGHT AT HOME REALTY, Brokerage



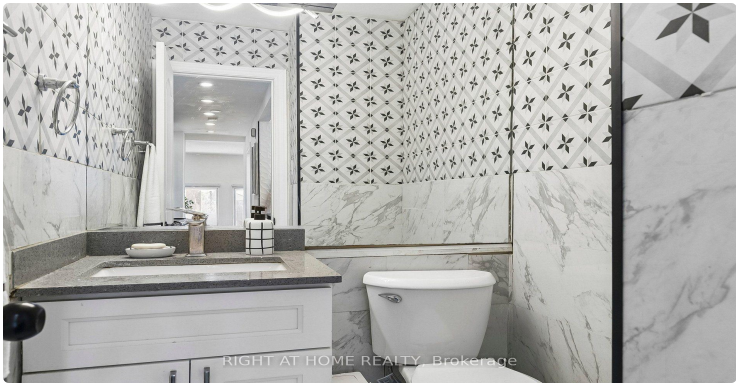
RIGHT AT HOME REALTY, Brokerage



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LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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.