



FOR SALE

DETACHED

MLS# E13765230

80 Elmer Avenue, Toronto, ON M4L 3R7

The Beaches, Toronto · M4L 3R7

C\$ 2,299,000

5	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This fantastic Prime Beach home is perfect for family life and entertaining! Deceivingly large with a generous 4 storey addition. With approx 3300 sq ft of immaculate finished living space, there is nothing to do but move in. Detached with parking on a lovely low maintenance lot situated mid block north of Queen close enough to enjoy the fab shops and restos of Queen and a short stroll to the boardwalk, but just far enough away to enjoy the tranquility and guest street parking this street has to offer. This home is the perfect blend of form and function. The main level has perfect flow, large dining, and living space with built-ins and gas fireplace, fantastic eat in kitchen with large walk in pantry. The main floor family room with powder room are a must have on anyones list. An expansive floor to ceiling custom glass slider door floods the main floor with light over looking the pristine maintenance free back garden perfect for kids and pets. The lower level is the perfect family room/ in-law/ nanny suite space. The second level boasts 2 generous sized bedrooms, the 3rd bedroom on the second level was converted to a fab walk-in closet with custom cabinetry (easily converted back to accommodate a bedroom if desired). A large second floor laundry room and 5 piece bath complete the space. The 3rd level is the Primary retreat with newly expanded large ensuite bath with double sink, freestanding soaker tub, and large walk in shower.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$9,354
POSTAL CODE	M4L 3R7
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.58 x 2.82	Pot Lights, Gas Fireplace, Hardwood Floor
Dining Room	Main	4.45 x 4.06	Hardwood Floor, Open Concept

50 Elmer Avenue, Toronto, ON M4L 3R7

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	4.65 x 4.45	Eat-in Kitchen, Modern Kitchen, Pantry
Breakfast	Main	4.60 x 4.37	Hardwood Floor, Open Concept
Family Room	Main	3.81 x 3.40	Hardwood Floor, W/O To Yard, Glass Doors
Bedroom	Second	4.06 x 3.48	Walk-In Closet(s), Hardwood Floor
Bedroom	Second	3.33 x 2.21	Hardwood Floor
Laundry	Second	2.87 x 2.31	B/I Shelves, Tile Floor, Laundry Sink
Other	Second	4.80 x 4.60	Hardwood Floor, Walk-In Closet(s)
Primary Bedroom	Third	4.29 x 4.11	Hardwood Floor
Bathroom	Third	—	Soaking Tub, Double Sink, Separate Shower
Family Room	Basement	4.04 x 3.10	—
Bedroom	Basement	—	3 Pc Ensuite
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

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ROYAL LEPAGE ESTATE REALTY

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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.