



FOR SALE

DETACHED

MLS# E13791404

82 August Avenue, Toronto, ON M1L 3N2

Oakridge, Toronto · M1L 3N2

C\$ 795,000

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

ABOUT THIS PROPERTY

Offers anytime, no bidding war! Incredible opportunity to own a three-bedroom, two-storey, detached home in the vibrant Danforth Village! Nestled on a 20 x 122 ft lot, this well-maintained property is perfect for a growing family. The main floor features a thoughtful, open-concept layout that seamlessly blends comfort with functionality. The tastefully updated kitchen walks out directly onto a large deck overlooking your future backyard sanctuary, offering an exceptional chance to take those Summer BBQs to the next level. The second floor features three sun-drenched bedrooms, including a spacious primary that comes equipped with a double closet and large, west-facing windows, overlooking the backyard. First-time buyer's dream - move in and enjoy! Upgrades include a new roof in 2019, the hardwood floors were re-sanded in 2018, a backflow preventer was installed in 2021, while the furnace and central air conditioner were both installed in 2017. Unlock the potential of the basement and create the garden of your dreams on the deep lot, which was freshly sodded in 2018. Conveniently located steps from the TTC, Victoria Park Station and Danforth GO for easy access to the downtown core. In an area surrounded by fantastic parks, schools, Oakridge Community Centre, Dentonia Park Golf Course, Shoppers World Plaza, Comedy Bar East, as well as all of the shops and cafes of The Danforth, you truly get the best of what life in the city has to offer.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Park

PROPERTY DETAILS

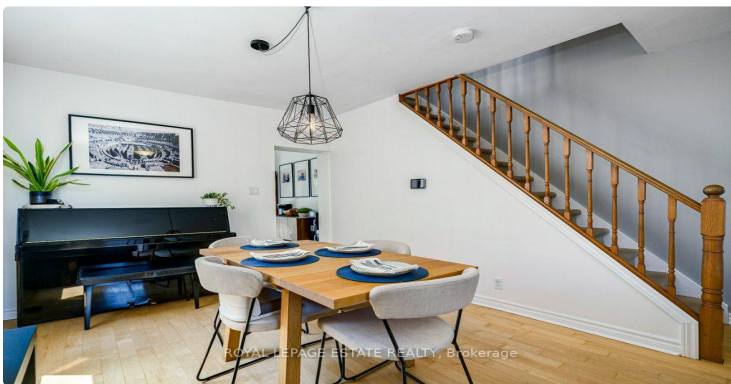
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,230
POSTAL CODE	M1L 3N2
NEIGHBOURHOOD	Oakridge

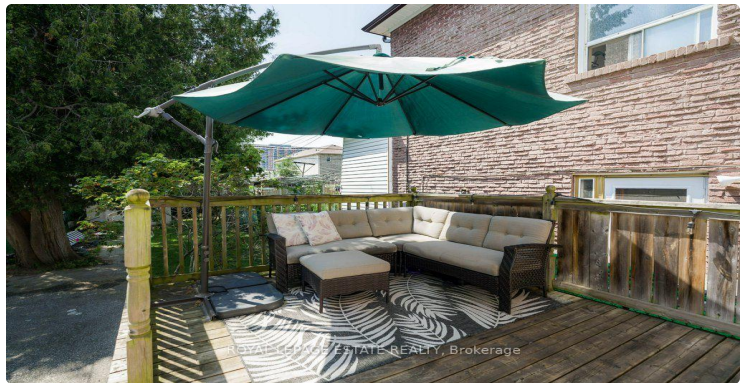
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Main	—	W/O To Deck, B/I Dishwasher, Overlooks Backyard
Primary Bedroom	Second	—	Overlooks Backyard, West View, Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor, Closet, South View
Bedroom 3	Second	—	Hardwood Floor, East View, Closet

GALLERY





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.