

FOR SALE | DETACHED | MLS# E14139182

13 Boulderbrook Drive, Toronto, ON M1X 2B9

Rouge E11, Toronto · M1X 2B9

C$ 1,099,999

6	4	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 13 Boulderbrook Dr! This spacious, bright, and upgraded detached home is nestled in the quiet, family-friendly Brookside neighbourhood and features a double-car garage. The thoughtfully designed layout offers a welcoming living room with a fireplace, a separate dining room, and pot lights throughout. The upgraded kitchen boasts stainless steel appliances and a walkout to a beautifully interlocked backyard, perfect for outdoor entertaining. The upper level features four generously sized bedrooms, including a primary bedroom with a 4-piece ensuite, along with a convenient laundry room. An added bonus is the two-bedroom basement apartment with a separate entrance, offering excellent potential for additional rental income. Recent updates include a new roof in 2021 and backyard interlocking completed in 2024. Conveniently located close to schools, parks, shopping, transit, and all essential amenities!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	$5,586
POSTAL CODE	M1X 2B9
NEIGHBOURHOOD	Rouge E11

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Window
Dining Room	Main	—	Hardwood Floor, Pot Lights, Window
Kitchen	Main	—	Porcelain Floor, Quartz Counter, Stainless Steel Appl
Breakfast	Main	—	Porcelain Floor, Pot Lights, W/O To Yard

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Second	—	Hardwood Floor, W/W Closet, Window
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Bedroom 4	Second	—	Hardwood Floor, Closet, Window

GALLERY



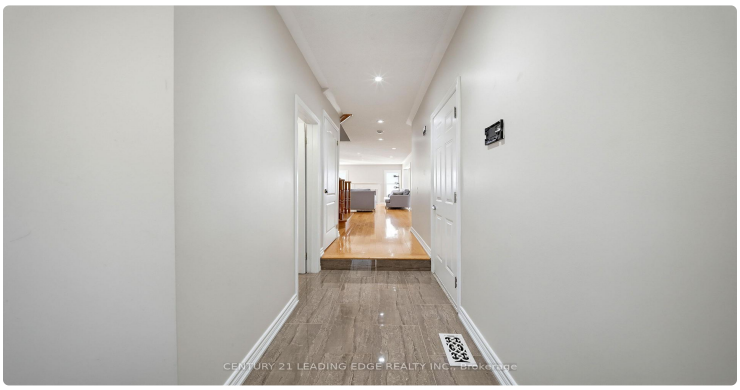




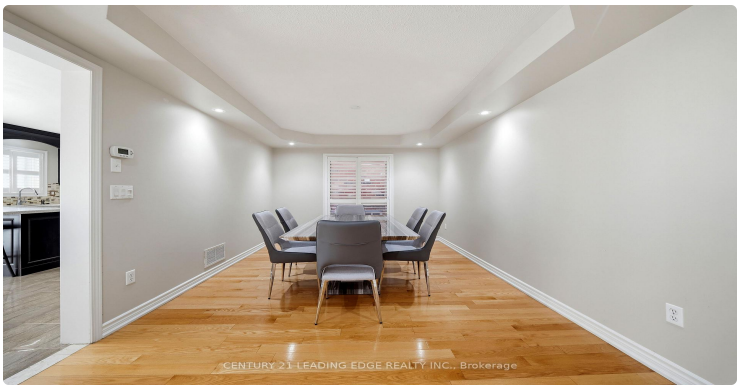











CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage


CENTURY 21 LEADING EDGE REALTY INC., Brokerage

LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.