



FOR SALE

TRIPLEX

MLS# W13161758

82 Pritchard Avenue, Toronto, ON M6N 1T3

Rockcliffe-Smythe, Toronto · M6N 1T3

C\$ 1,899,000

7	7	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to own an exceptionally large, brand new fully detached legal triplex with additional laneway access and a city-approved laneway house opportunity-drawings included and major infrastructure already completed (electrical, plumbing, drainage, water line and concrete foundation), offering the next owner the potential to significantly increase long-term income and value. This purpose-built property is ideal for investors, multi-generational families, or buyers looking to live in one unit while generating substantial rental income from the others. Thoughtfully designed and built with quality craftsmanship throughout, the property features three self-contained units with 3 kitchens, 7 bedrooms and 6 bathrooms, along with three separate hydro and gas meters. Each unit includes tankless hot water heaters, independent furnaces and air conditioners, private in-suite laundry, engineered hardwood flooring, pot lights throughout, and brand new stainless steel appliances. Security cameras are installed around the property for added peace of mind. Public transit is at the doorstep with a direct bus to the subway, making this a rare turn-key investment in a convenient location. The main floor unit offers 9-ft ceilings, a bright open layout with office space, two bedrooms and one bathroom, plus a spacious living room and modern kitchen with quartz countertops and stainless steel appliances leading to a private deck. The upper unit spans two levels with two bedrooms each featuring their own ensuite bathrooms, a large sun-filled living room and kitchen overlooking the backyard, while the upper level offers a private primary retreat with two balconies and a spa-inspired ensuite with quartz counters, double sinks, light-up mirror and tunnel skylight. The basement suite features 8-ft ceilings, two bedrooms each with its own ensuite bathroom, a spacious living and dining area, and a bright kitchen with walk-up access to the backyard.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Public Transit
- ✓ Park
- ✓ School

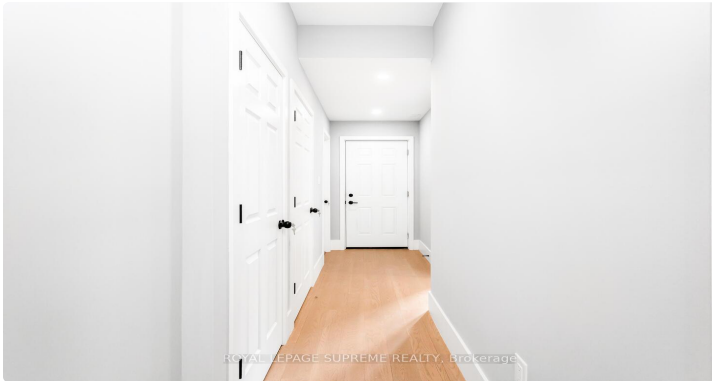
PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,295
POSTAL CODE	M6N 1T3
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	South View, Large Window, Pot Lights
Living Room	Main	—	Combined w/Kitchen, W/O To Deck, Pot Lights
Dining Room	Main	—	Combined w/Living, Stainless Steel Appl, Large Window
Primary Bedroom	Main	—	Closet, Window, Pot Lights
Bedroom	Main	—	Closet, Window, Pot Lights
Living Room	Second	—	Combined w/Kitchen, Large Window, Pot Lights
Kitchen	Second	—	Combined w/Living, Stainless Steel Appl, Quartz Counter
Bedroom	Second	—	Closet, Window, 3 Pc Ensuite
Bedroom 2	Second	—	Closet, Window, 3 Pc Ensuite
Primary Bedroom	Third	—	W/O To Balcony, 4 Pc Ensuite, Pot Lights
Living Room	Basement	—	Combined w/Kitchen, Walk-Up, Pot Lights
Kitchen	Basement	—	Combined w/Living, Stainless Steel Appl, Pot Lights
Primary Bedroom	Basement	—	Closet, Window, 3 Pc Ensuite
Bedroom 2	Basement	—	Closet, Window, 3 Pc Ensuite

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.