



KELLER WILLIAMS EDGE REALTY Brokerage

FOR SALE

DETACHED

MLS# W13530214

43 Braecrest Avenue, Toronto, ON M9P 1Z6

Humber Heights, Toronto · M9P 1Z6

C\$ 2,450,000

4	3	3,250	10	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-built sprawling bungalow offering over 6,000 sq. ft. of finished living space on an exceptional 75' x 217' mature lot in one of Etobicoke's desirable neighbourhoods. Surrounded by custom homes, this property offers a rare opportunity to renovate, personalize, or create your dream home. A circular driveway, double garage, and beautifully carved solid wood front doors create an impressive welcome. Inside, the spacious foyer with stained glass panels leads to a grand hallway featuring a spiral chandelier, circular staircase, and striking mirrored mural that reflect the home's distinctive architectural style. Designed for entertaining and everyday living, the expansive principal rooms include a sun-filled living room with bay window, formal dining room, and sunken family room with vaulted ceiling, gas fireplace, and walkout to a grapevine-covered patio with built-in BBQ overlooking the private backyard. The spacious kitchen with adjoining pantry provides abundant storage and workspace, while hardwood flooring extends throughout the main level. Three generously sized main floor bedrooms include a spacious primary suite with walk-in closet, ensuite bath, and walkout to a private deck with access to the upper patio overlooking the backyard. A large main floor laundry room with outdoor access adds convenience. The fully finished walkout lower level with above-grade windows expands the living space with an oversized family/games room featuring a wet bar and wood-burning fireplace, fourth bedroom, second kitchen, full bath with jacuzzi tub, separate shower and sauna, walk-in cedar closet, and multiple storage rooms-ideal for extended family, multi-generational living, or in-law suite potential. With parking for several vehicles, mature landscaping, and an outstanding location close to schools, parks, shopping, transit, major highways, and Pearson Airport, this is a rare opportunity to own a substantial custom home on one of Etobicoke's most desirable oversized lots.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

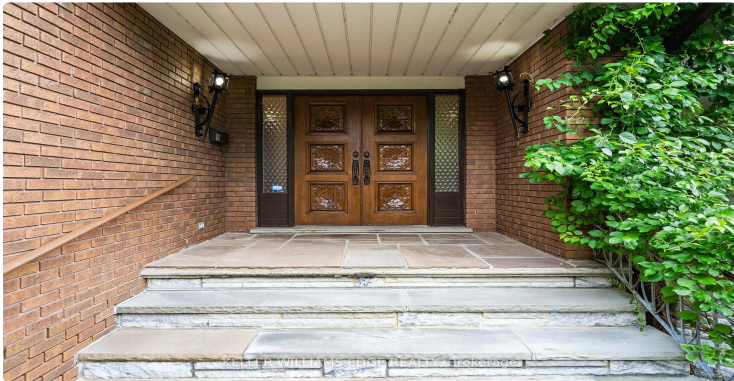
PROPERTY DETAILS

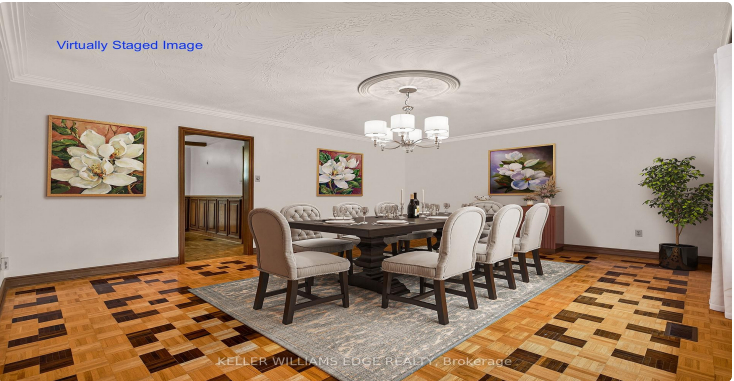
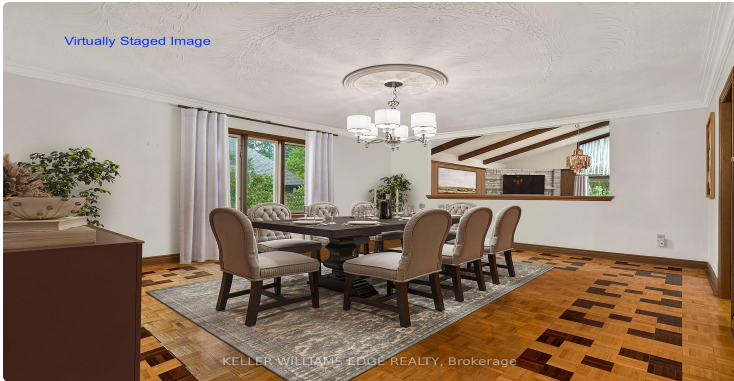
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full
FACING	South
AGE	31-50 years
AREA RANGE	3000-3500 sqft
PARKING	10 spaces
ANNUAL TAX	\$9,007
POSTAL CODE	M9P 1Z6
NEIGHBOURHOOD	Humber Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Doors, Double Closet
Living Room	Main	—	Bay Window
Dining Room	Main	—	Hardwood Floor, Overlooks Dining
Family Room	Main	—	Hardwood Floor, Gas Fireplace, W/O To Patio
Kitchen	Main	—	Hardwood Floor
Pantry	Main	—	—
Primary Bedroom	Main	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 2	Main	—	Hardwood Floor, Bay Window, Double Closet
Bedroom 3	Main	—	Hardwood Floor, Double Closet
Family Room	Lower	—	W/O To Garden, Fireplace, Wet Bar
Bedroom	Lower	—	—
Kitchen	Lower	—	—
Other	Lower	—	—
Other	Lower	—	Cedar Closet(s)

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS EDGE 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.