



RE/MAX HALLMARK REALTY LTD., Brokerage

FOR SALE

DUPLEX

MLS# W13716126

76 Ashbourne Drive, Toronto, ON M9B 4H5

Islington-City Centre West, Toronto · M9B 4H5

C\$ 2,188,800

6	5	2,750	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional multi-generation home backing onto green space! A rare Eatonville opportunity on a premium 47' x 157' lot, surrounded by multi-million-dollar homes and just minutes to Bloor St. This beautifully upgraded legal duplex delivers the perfect blend of space, style, flexibility and income potential.The impressive main level features formal living and dining rooms flowing into a stunning open-concept kitchen and family room with centre island and breakfast area. The sunken family room is a true showstopper with soaring vaulted ceilings, skylight, wall-to-wall windows and a striking 3-sided gas fireplace-bright, dramatic and made for entertaining.Upstairs offers 4 generous bedrooms, including a spacious primary retreat with ensuite and heated floors, plus an additional full bath. The recently renovated 2025 lower-level self-contained suite is ideal for extended family, in-laws or rental income. A separate media/entertainment room with wood-burning stove, additional bedroom, bathroom and abundant storage add even more versatility.Loaded with upgrades including heated basement floors, parking for 7 including garage, irrigation system +++. Step outside to a private green oasis with outdoor entertaining space, hot tub rough-in conduit and multiple exterior plugs. Backing onto a school and steps to Wedgewood Park, excellent schools, transit, shopping and the Kipling GO/subway hub. A truly exceptional multi-generational home with too many upgrades to list! Too many upgrades to list!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished, Separate Entrance, Apartment
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	7 spaces
ANNUAL TAX	\$7,232
POSTAL CODE	M9B 4H5
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Formal Rm, Hardwood Floor, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Formal Rm, Hardwood Floor, Separate Room
Family Room	Main	—	Vaulted Ceiling(s), Fireplace, Open Concept
Kitchen	Main	—	Centre Island, Skylight, Vaulted Ceiling(s)
Breakfast	Main	—	Vaulted Ceiling(s), W/O To Patio, Window Floor to Ceiling
Office	Main	—	Separate Room, Broadloom, Bay Window
Powder Room	Main	—	Tile Floor, Pedestal Sink, Large Closet
Mud Room	In Between	—	Tile Floor, Side Door, Skylight
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Heated Floor
Bedroom 2	Second	—	Parquet, Large Window, Large Closet
Bedroom 3	Second	—	Parquet, Large Window, Large Closet
Bedroom 4	Second	—	Parquet, Large Window, Large Closet
Kitchen	Lower	—	Open Concept, Tile Floor, Stone Counters
Living Room	Lower	—	Open Concept, Combined w/Dining, Window
Bedroom	Lower	—	His and Hers Closets, Window, Broadloom
Bedroom	Lower	—	Closet, Window, Heated Floor
Recreation	Lower	—	Fireplace, Window, Broadloom
Laundry	Lower	—	Combined w/Workshop, Concrete Floor, Sump Pump
Bathroom	Lower	—	4 Pc Ensuite, Tile Floor
Utility Room	Main	—	Tile Floor
Bathroom	Second	—	4 Pc Bath, Skylight, Tile Floor
Bathroom	Second	—	4 Pc Ensuite, Window, Tile Floor
Bathroom	Lower	—	3 Pc Bath, Tile Floor, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.