



FOR SALE

SEMI-DETACHED

MLS# W13752714

# 46B Strathnairn Avenue, Toronto, ON M6M 2E7

Beechborough-Greenbrook, Toronto · M6M 2E7

C\$ 1,179,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 4         | 1,750 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Beautiful custom-built home offering over 2600 sq ft of living space with 3 bedrooms, 4 bathrooms and a double car garage. The bright main floor features an open-concept living and dining area with hardwood flooring, a powder room, and a spacious modern kitchen with over 11-ft ceilings, stainless steel appliances, a centre island, and a breakfast area with walk-out to the deck. The second floor features hardwood flooring throughout, a generous primary bedroom with a 4-piece ensuite, wall-to-wall custom built-in cabinetry, and a double closet. Two additional bedrooms and a full bathroom complete the upper level. The bright basement, with a separate side entrance, offers excellent flexibility. It features a large recreation room with rough-ins for a potential kitchen, a walk-out to the front patio, a full bathroom, and a rear family room with a walk-out to the backyard, making it ideal for extended family or future income potential. The property also features a private backyard and rear access to a double-car garage with additional workshop space. Conveniently located close to parks, schools, transit, restaurants, and shops.

### FEATURES

- ✓ Basement
- ✓ Garage

### PROPERTY DETAILS

|                |                         |
|----------------|-------------------------|
| PROPERTY TYPE  | Semi-Detached           |
| LISTING STATUS | For Sale                |
| STYLE          | 2-Storey                |
| PROPERTY TYPE  | Semi-Detached           |
| BASEMENT       | Finished                |
| FACING         | East                    |
| AREA RANGE     | 1500-2000 sqft          |
| PARKING        | 4 spaces                |
| ANNUAL TAX     | \$6,936                 |
| POSTAL CODE    | M6M 2E7                 |
| NEIGHBOURHOOD  | Beechborough-Greenbrook |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                             |
|-------------|-------|------------|------------------------------------------------------|
| Living Room | Main  | —          | Combined w/Dining, Hardwood Floor, Window            |
| Dining Room | Main  | —          | Combined w/Living, Hardwood Floor, Open Concept      |
| Kitchen     | Main  | —          | Modern Kitchen, Centre Island, Stainless Steel Appli |

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| ROOM            | LEVEL    | DIMENSIONS | FEATURES                                 |
|-----------------|----------|------------|------------------------------------------|
| Breakfast       | Main     | —          | W/O To Deck, Ceramic Floor, Open Concept |
| Primary Bedroom | Second   | —          | Ensuite Bath, B/I Closet, Window         |
| Bedroom 2       | Second   | —          | Hardwood Floor, Closet, Window           |
| Bedroom 3       | Second   | —          | Hardwood Floor, Closet, Skylight         |
| Recreation      | Basement | —          | Window, Laminate, W/O To Patio           |
| Family Room     | Basement | —          | Window, Laminate, W/O To Yard            |

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.