



FOR SALE

DETACHED

MLS# W13754786

42 Berl Avenue, Toronto, ON M8Y 3C4

Stonegate-Queensway, Toronto · M8Y 3C4

C\$ 2,449,000

4	3	2,250	4	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

No, this isn't the house from The Notebook, but if you've ever dreamed of owning a home that feels like it belongs in a movie, stop scrolling. Welcome to 42 Berl Avenue in Etobicoke's Stonegate - Queensway Neighborhood, where city life meets country feel. Tucked off The Queensway, you are steps to the ICONIC Tom's Dairy Freeze which is the BEST way to spend your weekends. The rest of your time? In your beautifully landscaped backyard with not only a deck, but gorgeous gardens, stone patio, and landscape lighting for those afternoons that turn late night. Whether you're hosting the holidays, celebrating life's milestones, or simply spending time with your family, the main floor is an entertainer's dream. On the second level, 4 family sized bedrooms await you with your private master retreat featuring a see-through fireplace and spa-like ensuite. Movie night is made easy in the basement with a rec room perfect for slouching on your sectional and watching your favourite flick. This home has it all. From every tiled floor, including the kitchen and the laundry room being heated, to heated towel racks in the bathrooms to an EV charger in the garage, all you need to do is turn the key and unpack. Your new life awaits you at 42 Berl Avenue.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Electric Car Charger
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,793
POSTAL CODE	M8Y 3C4
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Open Concept, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, W/O To Deck, Overlooks Living
Living Room	Main	—	Window, Hardwood Floor, Overlooks Dining
Kitchen	Main	—	Heated Floor, Granite Counters, Stainless Steel Appl
Bedroom	Second	—	Fireplace, 3 Pc Ensuite, Window
Bedroom 2	Second	—	Window, Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Bedroom 4	Second	—	Window, Closet, Window
Recreation	Basement	—	Open Concept, Laminate, Window
Other	Basement	—	Wet Bar, Open Concept, Laminate
Laundry	Basement	—	Separate Room, Heated Floor, Window
Cold Room/Cantina	Basement	—	Separate Room, Concrete Floor, Unfinished

GALLERY





LISTING AGENT

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THE AGENCY

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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.