



RE/MAX WEST REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# W13757266

76 Laburnham Avenue, Toronto, ON M8W 1S8

Long Branch, Toronto · M8W 1S8

C\$ 899,900

4	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

User or Multiplex Opportunity!Welcome to 76 Laburnham Avenue, situated in a vibrant, family-friendly neighbourhood within walking distance to local parks and top-rated schools. A versatile 4-bedroom (or 3-bedroom plus den) detached bungalow set on an expansive 37.5 ft x 110 ft lot in high-demand South Etobicoke, just steps to Lake Ontario, and waterfront trails. Perfectly suited for home buyers, landlords, or builders ready to construct new!Property Highlights:Multiplex & Build Potential: Zoned to accommodate a 3-storey residential building (up to 4 units / 10m height) on a prime lot surrounded by custom rebuilds. Flexible Main Floor Layout: Features bright open-concept living/dining areas with original hardwood floors and natural skylights Versatile Garden Den / Bedroom: A private room off the back featuring brand-new flooring, a direct walk-out to the yard, and seamless access to the separate basement entrance from the backyard-can be used as the 4th bedroom, a quiet home office, or a separate living.space. 2 Newly Renovated Bathrooms: Modern, stylishly updated washrooms on both the main level and in the finished basement. Storage & Closets: Plentiful storage space throughout, featuring 4 dedicated closets for optimal organization. Convenient Dual Entrances: Offers a dedicated separate backyard entrance distinct from the front door, adding great operational flexibility and privacy.Key Exterior Upgrades: Freshly paved driveway with parking space for 3 cars, plus brand-new replacement exterior doors.Private Backyard Haven: Unwind in an exceptionally spacious, fully enclosed backyard surrounded by lush, mature greenery-a peaceful, nature-filled private retreat complete with a gazebo, hot tub, above-ground pool, and endless space for outdoor entertaining. Prime Location & Transit: Minutes to Long Branch GO Station, Lake Shore W. transit, Marie Curtis Park, and Lake Ontario.Close proximity to premier shopping at Sherway Gardens Mall

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

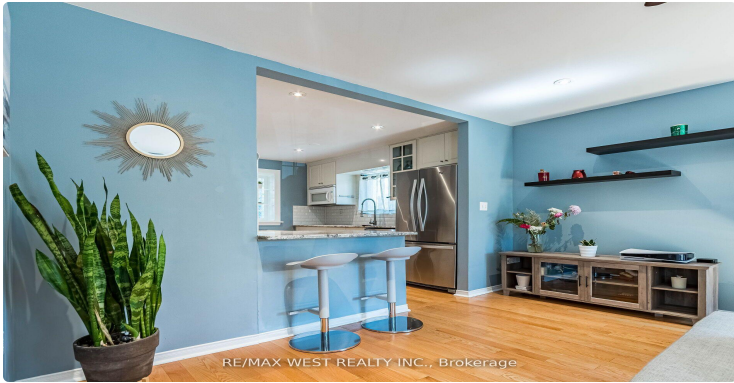
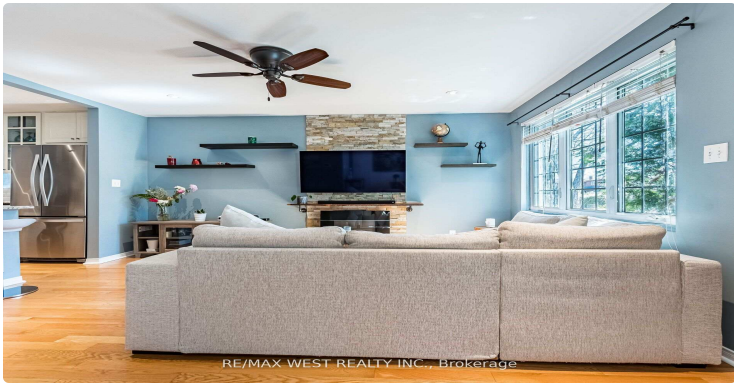
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,731
POSTAL CODE	M8W 1S8
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.60 x 3.93	Hardwood Floor, Electric Fireplace
Kitchen	Main	3.44 x 2.90	Hardwood Floor, Updated
Primary Bedroom	Main	2.90 x 2.80	Hardwood Floor, Skylight
Dining Room	Main	2.80 x 2.78	Hardwood Floor, Open Concept
Office	Main	7.32 x 2.74	W/O To Yard, Skylight
Bedroom	Basement	3.66 x 2.74	Laminate, Window
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GALLERY





LISTING AGENT

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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.