



FOR SALE

DETACHED

MLS# W13760844

146 Thompson Avenue, Toronto, ON M8Z 3V2

Stonegate-Queensway, Toronto · M8Z 3V2

C\$ 3,198,000

5	6	3,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 146 Thompson Avenue, a rarely offered custom-built (2016) residence in coveted Thompson Orchard - Sunnylea set on an extraordinary 50 x 143 south-facing ravine lot backing directly onto Mimico Creek. Offering ~3,200 sf of above grade living space, this exceptional turnkey home combines meticulous craftsmanship, high-end finishes and a picturesque creekside setting rarely found in Toronto. The expansive main level features 9' ceilings, custom wainscoting and millwork, pot lights, wide-plank wire-brushed Pure Parquet oak flooring, a striking floating staircase, spacious family room with gas fireplace, custom built-ins and a walkout to the deck with a scenic treed backdrop, superb chef's kitchen with Caesarstone counters & backsplash, oversized island with bar sink, premium Wolf and Miele appliances and loads of storage, formal dining room with coffered ceiling, office with crown moulding and built-in desks and shelves, a stylish powder room and a mudroom with direct garage access. The second level showcases four generous bedrooms with large closets and ensuites with heated floors including an expansive primary retreat spanning the width of the home with a large walk-in closet, spa-like 5-piece ensuite and serene vistas, and a convenient laundry room. The fully finished lower level boasts 8.75' ceilings, radiant in-floor heating, a massive recreation room with a gas fireplace and bar area with reclaimed wood accents and bar fridge, flex room ideal for gym or guest room, full bathroom & extensive storage. Surrounded by lush greenery and mature trees, the spectacular fully-fenced backyard adjacent to Mimico Creek is a private Muskoka-like retreat and includes a massive deck, interlocking stone patio and a rare side yard with ample tableland. Double garage and private driveway- 6 car parking! Excellent school district- Sunnylea JS, Norseman JMS, ECI, OLS & BA. Walk to Bloor St shops & restaurants, subway and Mimico Creek and Humber River Parkland. Must be seen!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Ravine
- ✓ River/Stream
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Fenced Yard

PROPERTY DETAILS

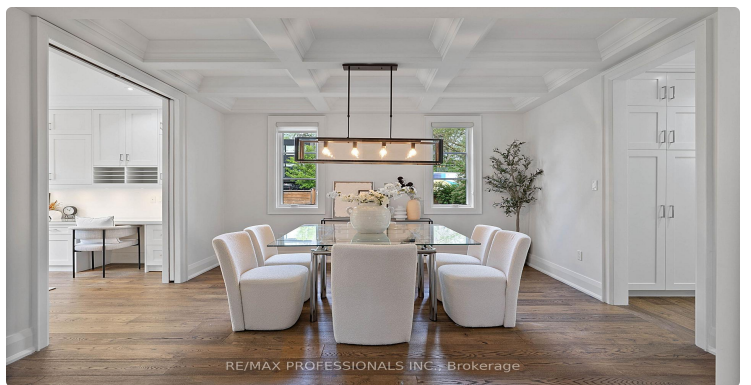
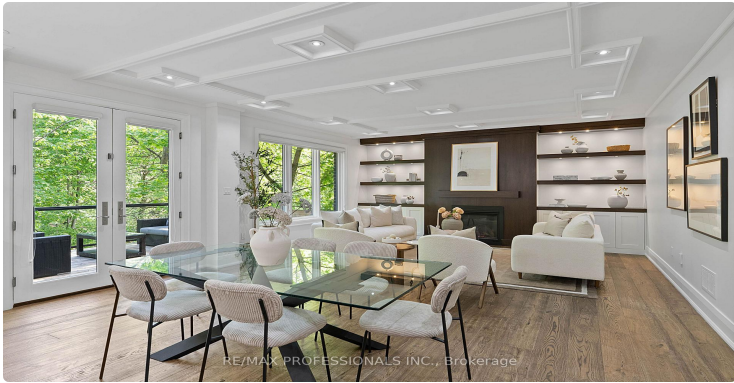
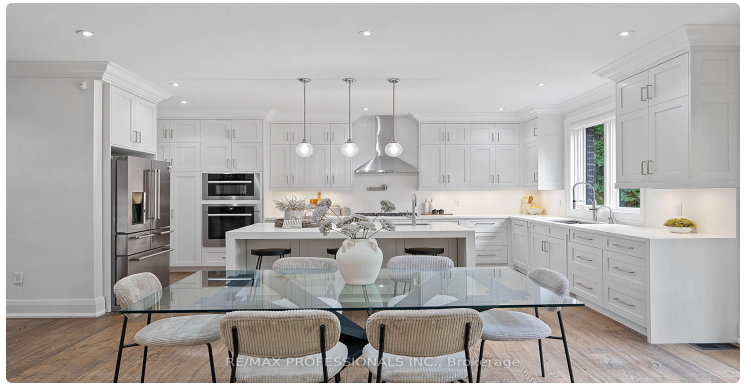
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	South
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$14,501
POSTAL CODE	M8Z 3V2
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Double Closet, Pot Lights, Crown Moulding
Family Room	Main	—	W/O To Deck, Gas Fireplace, Pot Lights
Dining Room	Main	—	Coffered Ceiling(s), Hardwood Floor, Window
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Quartz Counter
Office	Main	—	B/I Desk, Pot Lights, Crown Moulding
Mud Room	Main	—	Access To Garage, 2 Pc Bath, Closet
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), Overlooks Ravine
Bedroom 2	Second	—	Large Closet, 3 Pc Bath, Large Window
Bedroom 3	Second	—	Walk-In Closet(s), 3 Pc Bath, Pot Lights
Bedroom 4	Second	—	Double Closet, Semi Ensuite, Large Window
Laundry	Second	—	Laundry Sink, B/I Shelves, Tile Floor
Recreation	Lower	—	Gas Fireplace, Wet Bar, Heated Floor
Den	Lower	—	Above Grade Window, Hardwood Floor, Finished
Other	Lower	—	Tile Floor, Finished
Utility Room	Lower	—	Tile Floor
Cold Room/Cantina	Lower	—	—

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.