



FOR SALE

DETACHED

MLS# W13771930

1494 Islington Avenue, Toronto, ON M9A 3L5

Princess-Rosethorn, Toronto · M9A 3L5

C\$ 2,900,000

6	5	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

RARE LIVE/WORK OPPORTUNITY IN THE HEART OF PRINCESS ROSETHORN / EDENBRIDGE HUMBER VALLEY NEIGHBOURHOODS! Welcome to 1494 Islington Avenue - an exceptionally unique property offering over 4,000 sqft of residential living space PLUS approximately 1,900 sqft of commercial space, creating an incredible opportunity to live, work and invest all in one location. Ideally positioned directly across from Thorncrest Plaza at Islington Avenue & Rathburn Road, this property offers outstanding visibility, convenience and flexibility in one of Etobicoke's most desirable areas. The spacious 6 bedroom, 4 bathroom residence offers an abundance of room for growing families, multi-generational living or those looking for generous work-from-home space. The home features a beautifully updated chef's kitchen, multiple inviting living and entertaining areas, generous bedrooms and plenty of natural light throughout. A private yard and garage/workspace provide even more functionality for everyday family living. The lower-level commercial space, separately addressed as 1 Rathburn Road, offers approximately 1,900 sqft of bright, versatile space with large windows and a professional front entrance. Well suited for a variety of permitted uses including professional offices, medical or wellness practitioners, accountants, lawyers, real estate professionals, educators, contractors and more. With parking for 6 cars, excellent exposure and a prime location surrounded by established residential neighbourhoods, shopping, restaurants, transit and major roadways, this is a truly rare opportunity to combine home and business under one roof. A property with this size, flexibility and location rarely comes available - perfect for an owner-occupier, professional or investor looking for something truly distinctive.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

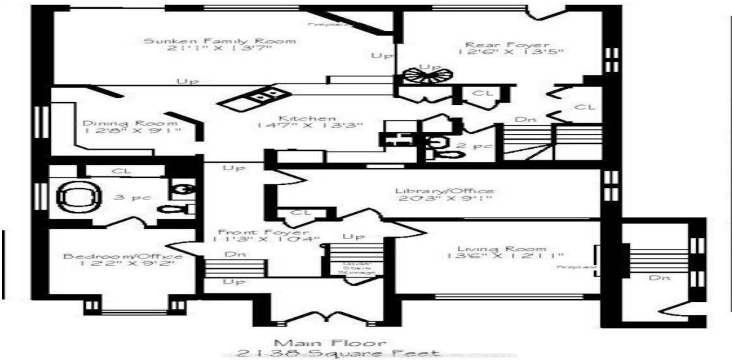
PROPERTY DETAILS

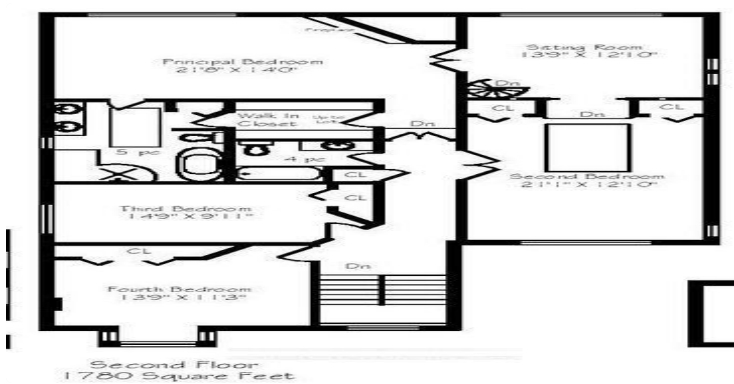
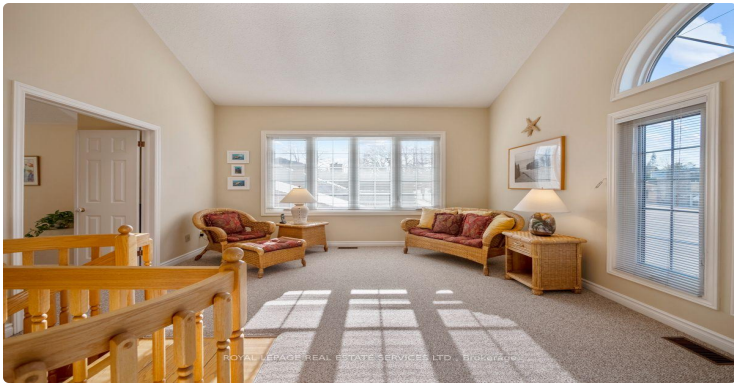
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$7,059
POSTAL CODE	M9A 3L5
NEIGHBOURHOOD	Princess-Rosethorn

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Kitchen	Main	—	—
Dining Room	Main	—	—
Living Room	Main	—	—
Library	Main	—	—
Family Room	Main	—	Sunken Room
Bedroom	Main	—	—
Primary Bedroom	Second	—	—
Sitting	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.