



FOR SALE

CONDO APARTMENT

MLS# W13781380

85 Emmett Avenue 2402, Toronto, ON M6M 5A2

Mount Dennis, Toronto · M6M 5A2

C\$ 468,888

4	2	1,300	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Not all condominiums are created equal... case in point Suite 2402 at 85 Emmett-where space, style, and views come together in a way that's hard to find and even harder to forget. Offering nearly 1,300 sq ft of beautifully updated living space, this 3+1 bedroom, 2-bathroom northwest-facing suite delivers unobstructed views over the Humber River - your own private backdrop of sunsets and serenity.Large floor-to-ceiling windows flood the home with natural light, creating a bright, airy feel throughout. The sleek renovated kitchen is equal parts function and flair, featuring stainless steel appliances, quartz countertops, oversized floor tiles, and a custom artistic backsplash that adds just the right amount of personality. The open-concept living and dining area offers incredible flexibility and flow - perfect for hosting, relaxing, or both at the same time. Laminate flooring runs throughout, adding just a touch of happiness for your feet. The spacious primaryretreat includes a walk-in closet and a sleek 3-piece ensuite with glass shower. The open-concept den offers flexibility as a home office or reading nook, while two additional bedrooms provide ample room for family, visitors, or even a full-room closet for added value. Residents ofEmmett House enjoy a full suite of top-tier amenities including an outdoor pool, gym, sauna, party room, games room, rec room, BBQ area,bike storage, indoor and outdoor playgrounds, visitor parking, and 24-hour security. Maintenance fees include high-speed internet and superdeluxe cable TV for added convenience. Ideally located steps to parks, trails, schools, shopping, and TTC at your doorstep. The Weston GO gets you downtown in approx. 15 minutes, with the upcoming LRT expansion adding even more connectivity. Big space. Big views. Zero compromise. Welcome home. P.S. Our Building Loves Pets!

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ River/Stream
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	51-99 years
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,810
POSTAL CODE	M6M 5A2
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
85 Emmett Avenue 2402, Toronto, ON M6M 5A2			
SUTTON GROUP-ADMIRAL REALTY INC.			

Foyer	Main	—	Double Closet, Tile Floor, Closet
Kitchen	Main	—	Stainless Steel Appl, Tile Floor, Quartz Counter
Breakfast	Main	—	Combined w/Kitchen, Open Concept, Tile Floor
Living Room	Main	—	W/O To Balcony, Laminate, Open Concept
Dining Room	Main	—	Combined w/Living, Laminate, Open Concept
Den	Main	—	Large Window, Laminate, Open Concept
Primary Bedroom	Main	—	3 Pc Ensuite, Walk-In Closet(s), Large Window
Bedroom 2	Main	—	Double Closet, Large Window, Laminate
Bedroom 3	Main	—	Double Closet, Laminate, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ADMIRAL REALTY INC.

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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.