



FOR SALE

DETACHED

MLS# W13787968

7 Ashbourne Drive, Toronto, ON M9B 4H1

Islington-City Centre West, Toronto · M9B 4H1

C\$ 1,149,000

3	1	1,300	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Builder And Investor Opportunity In The Heart Of Highly Sought-After Islington-City Centre West. Set On An Expansive 50.52 X 161.65 Ft Lot, This Premium Property Offers Exceptional Severance And Redevelopment Potential, With The Opportunity To Explore Two Luxury Custom Detached Residences, Subject To Municipal Approvals. With Evolving Provincial And Municipal Policies Supporting Increased Density, The Property Offers Multiple Possibilities To Explore Severance, Multi-Unit Development Or The Creation Of A Spectacular Custom Home.Surrounded By Mature Tree-Lined Streets And Multi-Million-Dollar Homes, This Is A Rare Opportunity To Secure A Substantial Lot In A Premier Etobicoke Pocket With Significant Long-Term Potential. Ideally Positioned To Benefit From The Ongoing Transformation Of The Bloor-Kipling Precinct, Including The 18-Acre Six Points Revitalization And Future Etobicoke Civic Centre, Bringing New Community, Recreation, Library And Public Amenities To The Area.Enjoy A Highly Connected And Walkable Lifestyle With Top Schools, Parks, Walking Trails, Shopping, Cafés And Restaurants Along Bloor Street West. Kipling Station Offers TTC Subway, GO Transit And MiWay Connections, With Convenient Access To Highway 427, The QEW And Gardiner Expressway.An Exceptional Opportunity To Create A Premium Custom-Home Or Redevelopment Project In A Thriving Etobicoke Neighbourhood Positioned For Continued Growth And Transformation, Subject To Municipal Approvals.

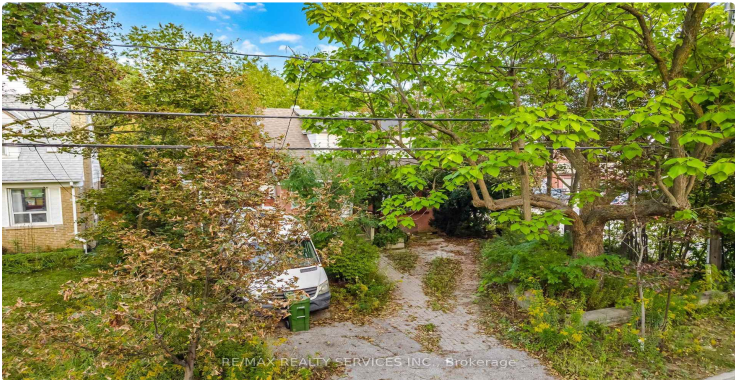
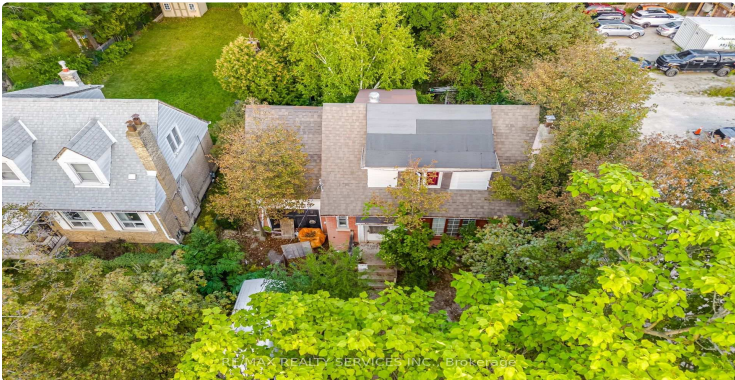
FEATURES

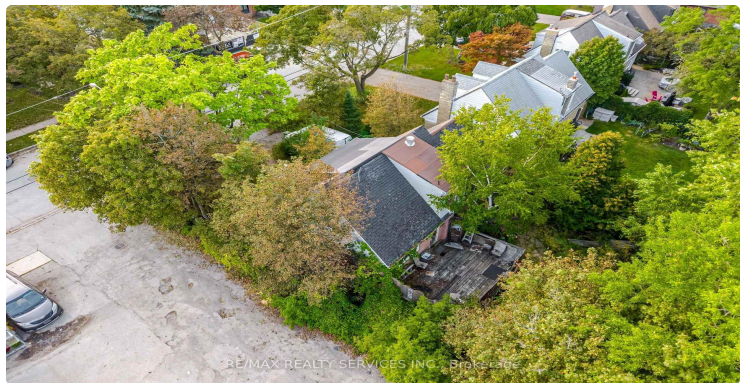
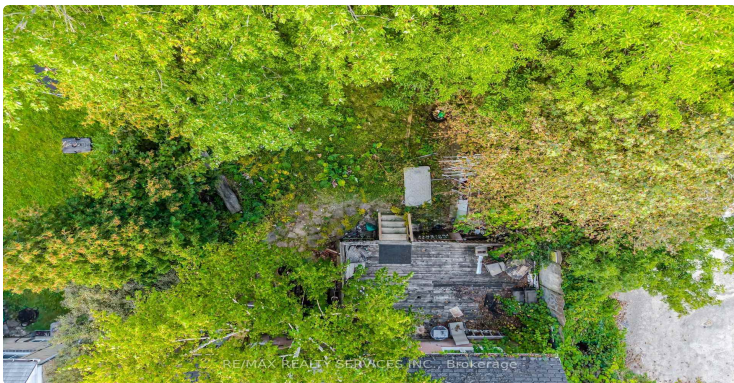
- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Unfinished
FACING	West
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,429
POSTAL CODE	M9B 4H1
NEIGHBOURHOOD	Islington-City Centre West

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SERVICES 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.