



FOR SALE

DETACHED

MLS# W13795920

1113B Islington Avenue, Toronto, ON M8Z 4S3

Stonegate-Queensway, Toronto · M8Z 4S3

C\$ 1,675,000

4	5	2,750	4	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

**** Backs onto Fairfield Park **** Legal studio apartment, previously rented \$1,600/mo **** 11-min walk to Islington station **** Custom built in 2009 with nearly 2,600 sq ft above grade, four bedrooms and five bathrooms. High ceilings and oversized windows keep the main floor bright, with hardwood floors, a gas fireplace and a quartz island kitchen. The family room opens through two sets of double doors to a 20-ft raised deck over the yard and the park. Three skylights light the upper hall, laundry and jack-and-jill bath, and the primary bedroom looks over the park with two walk-in closets and a five-piece ensuite with steam shower and jetted tub. The finished lower level is a permitted legal studio apartment with its own entrance, kitchen, four-piece bath and laundry, and now vacant - keep the income, house family, or remove one door and a short wall and it opens up into a large rec room again. Direct access to the garage from the lower level, four-car parking, tankless hot water, and a house that is notably quiet inside. 33 x 132 ft lot. An 11-minute walk to Islington station, minutes to the Gardiner, 427 and Sherway. Norseman JMS, Etobicoke Collegiate, Our Lady of Sorrows and Bishop Allen catchments.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished, Full, Separate Entrance, Walk-Up, Finished with Walk-Out
FACING	East
AGE	16-30 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,001
POSTAL CODE	M8Z 4S3
NEIGHBOURHOOD	Stonegate-Queensway

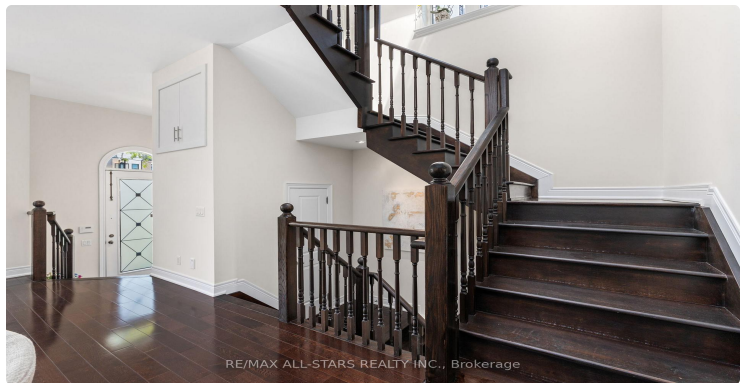
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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RE/MAX ALL-STAR'S REALTY INC.			

Living Room	Main	—	Combined w/Dining, Hardwood Floor, Pot Lights
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Open Concept
Kitchen	Main	—	Centre Island, Quartz Counter, Stainless Steel Appl
Breakfast	Main	—	Hardwood Floor, B/I Shelves, Pot Lights
Family Room	Main	—	Hardwood Floor, Double Doors, Gas Fireplace
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Closet, 5 Pc Bath
Bedroom 3	Second	—	Hardwood Floor, Closet
Bedroom 4	Second	—	Hardwood Floor, Double Closet
Laundry	Second	—	Tile Floor, Laundry Sink, B/I Shelves
Other	Basement	—	Tile Floor, Combined w/Kitchen, 4 Pc Ensuite
Other	Basement	—	Tile Floor, Closet, Access To Garage
Other	Basement	—	Tile Floor
Utility Room	Basement	—	Sump Pump

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.