



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

DETACHED

MLS# W13823448

72 Prennan Avenue, Toronto, ON M9B 4C3

Islington-City Centre West, Toronto · M9B 4C3

C\$ 2,588,000

5	5	3,250	6	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Move in, unpack & start entertaining. Architectural character, solid custom construction & exceptional space define this beautifully maintained 4+1-bedroom, 5-bathroom home, offering over 3,300 sq ft above grade plus a 1,670 sq ft finished lower level. A dramatic circular painted-oak staircase makes a striking first impression, while soaring ceilings, 2 gas fireplaces & an ethanol fireplace add warmth throughout. Separate living & dining rooms (seating 10 with ease) are made for entertaining, and a main-floor office for two offers a quiet workspace. The open-concept kitchen, breakfast area & family room are the heart of the home. The family room rises to 18-ft vaulted ceilings, while the breakfast area is wrapped in floor-to-ceiling solarium windows & skylights overlooking the pool, with remote-controlled blinds in both rooms. The kitchen features a 6-burner DCS gas stove, Bosch dishwasher, beverage fridge, a bar sink & an impressive walk-in pantry. Upstairs, the primary retreat offers a 5-pc ensuite with BainUltra air jet tub & TOTO bidet seat. The second-largest bedroom also has a private 3 PC ensuite, ideal for guests or family, while bedrooms 3 & 4 share a 3-pc bath. The lower level is built for gathering: a professionally built, temperature-controlled wine room with fitted racks & glass door, gym/5th bedroom, media area, pool table & wet bar. Two staircases, including direct garage-to-lower-level access. Outside, the fenced, landscaped yard is a private retreat with a heated saltwater in-ground pool, covered deck with retractable awning & built-in Napoleon BBQ on a gas line. Generous inclusions: custom sectional, office furniture, gym equipment, pool table, media centre & TVs. 50 x 129.58-ft lot, double garage plus parking for 4. Pre-list home inspection available. About a 15-minute walk to Kipling subway. A wonderful family home in Islington-City Centre West, ready to welcome its next owners.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Place Of Worship

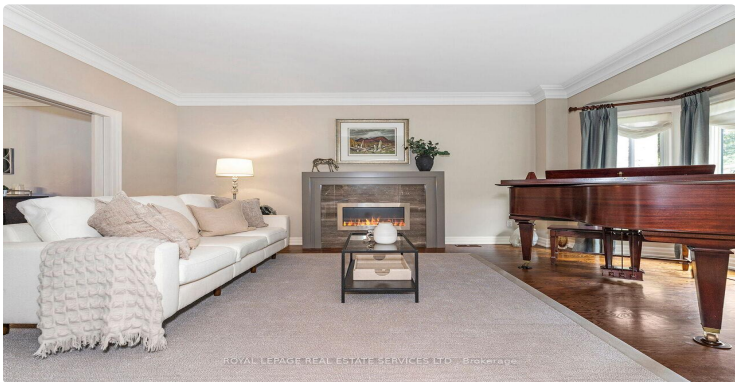
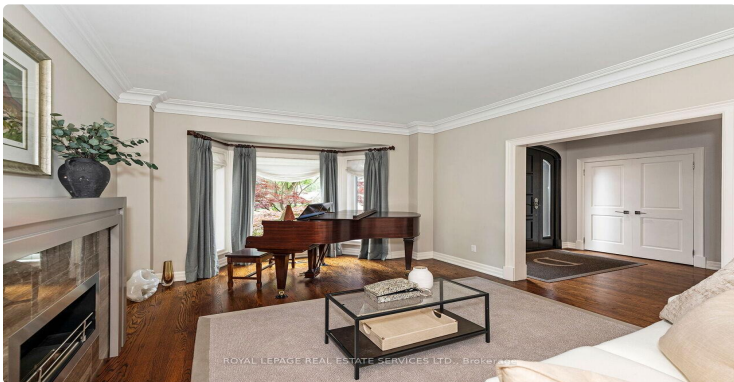
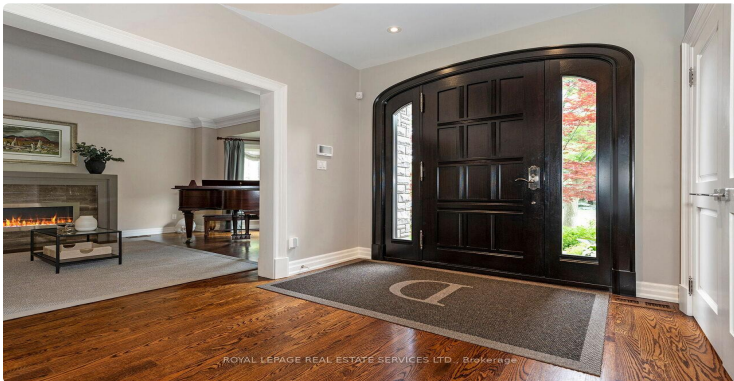
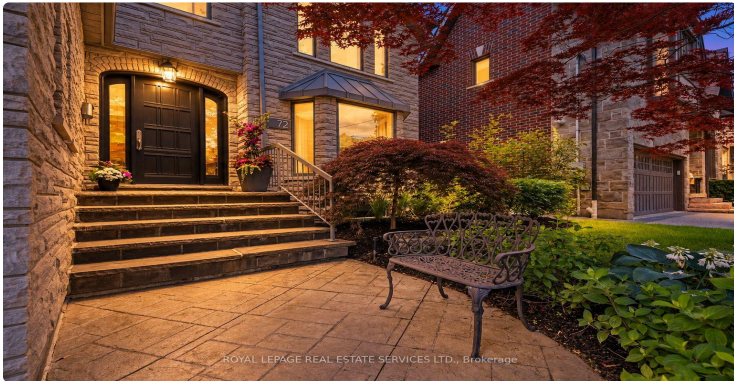
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	31-50 years
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,504
POSTAL CODE	M9B 4C3
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Closet, Circular Oak Stairs
Living Room	Main	—	Hardwood Floor, Fireplace, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Overlooks Backyard, Combined w/Living
Kitchen	Main	—	Hardwood Floor, Open Concept, Granite Counters
Breakfast	Main	—	Hardwood Floor, Overlooks Pool, W/O To Deck
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Vaulted Ceiling(s)
Office	Main	—	Hardwood Floor, Window, Window
Primary Bedroom	Second	—	Hardwood Floor, W/O To Balcony, 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Window
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Large Window
Recreation	Basement	—	Hardwood Floor, Combined w/Game, Gas Fireplace
Game Room	Basement	—	Hardwood Floor, Combined w/Rec, Window
Exercise Room	Basement	—	Broadloom, Mirrored Closet, Window
Laundry	Main	—	Ceramic Floor, Laundry Sink
Bathroom	Basement	—	Ceramic Floor, 3 Pc Bath, Heated Floor
Utility Room	Basement	—	Concrete Floor, Window
Other	Basement	—	Ceramic Floor, Glass Doors

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.