



FOR SALE

DETACHED

MLS# W13845716

1617 Islington Avenue, Toronto, ON M9A 3M8

Islington-City Centre West, Toronto · M9A 3M8

C\$ 1,799,000

5	3	2,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set well back from the street on a 75' x 150' lot, steps from St. George's Golf & Country Club, this two-storey Etobicoke home has been substantially reworked over the past decade. A new circular driveway gives the front real presence, with easy parking for eight cars. Inside, the kitchen is the biggest change. It was expanded into an oversized kitchen with 10- foot ceilings flowing into an open living area on a scale you rarely see in a home of this age. A glass sunroom off the back brings in light all day and opens directly onto the yard. Upstairs, the primary has a renovated ensuite and the kids' bathroom has been redone. TNewly built main floor powder room, and the finished basement works as a rec room, office, gym or guest space. The yard is the other half of the story. The 75-foot frontage and deep lot give you a private backyard with a poured-concrete basketball and pickleball court, and plenty of lawn left over. Mature trees, large lots and quick access to the Islington shops, Richview Library, solid public, Catholic and private schools, Pearson, the highways and downtown.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

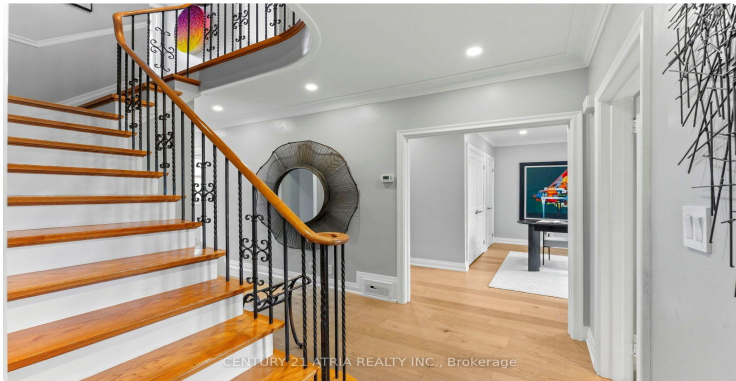
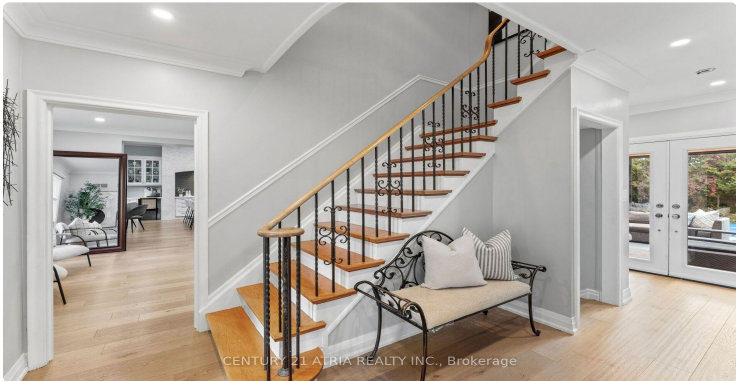
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$7,562
POSTAL CODE	M9A 3M8
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Living, Open Concept
Dining Room	Main	—	Hardwood Floor, Combined w/Dining, Large Window
Kitchen	Main	—	Hardwood Floor, Large Window, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Main	—	Hardwood Floor, Large Window
Primary Bedroom	Second	—	Hardwood Floor
Bedroom	Second	—	Hardwood Floor
Bedroom	Third	—	Hardwood Floor
Recreation	Lower	—	Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.