



FOR SALE

DETACHED

MLS# W13853852

1 Bernice Avenue, Toronto, ON M8Y 1Z5

Stonegate-Queensway, Toronto · M8Y 1Z5

C\$ 1,390,000

3	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 1 Bernice Avenue, a charming 1.5 storey home on a 35 x 103.5 lot on a lovely, tree-lined street in coveted Sunnylea. Offering timeless features and plenty of potential, this 3 bedroom, 2 bathroom home provides the flexibility to move-in and enjoy, thoughtfully update to suit or build your dream home in one of Etobicoke's most sought-after neighbourhoods. The main level includes a welcoming foyer, a grand living room with hardwood floors, crown moulding, a classic wood-burning fireplace and a large picture window overlooking the front yard creating an inviting space for everyday living and entertaining, a formal dining room with hardwood floors and crown moulding, an eat-in kitchen with space for casual family meals and excellent potential to update or reimagine, two generous bedrooms with hardwood floors and closets and an updated four piece main bath. The second level has a third bedroom which could also be a versatile den or office. Lower level with separate entrance features a massive rec room with dry bar, laundry room and loads of storage adding valuable additional living space and flexibility. Updates include new roof (2020) and new AC (2022). Outside, the private, fully-fenced south-facing backyard with a large deck and lawn enjoys excellent sunlight and offers plenty of room for gardening, entertaining and outdoor enjoyment. Single attached garage and private driveway provide parking for three cars. Wonderful Sunnylea location close to Park Lawn Park with tennis courts, playground, outdoor pool and skating rink, Humber River trails and surrounding parkland and Lake Ontario and waterfront trails. Minutes to shops, cafes and restaurants along Bloor Street and The Queensway, Royal York Subway Station and everyday conveniences. Easy access to the Gardiner. Great area schools include Park Lawn JMS, Etobicoke CI, St. Mark & Bishop Allen. An exceptional opportunity to bring your vision to a classic home on a family-friendly street in prime Sunnylea!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Library
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Full
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,885
POSTAL CODE	M8Y 1Z5
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Closet, Overlooks Living
Living Room	Main	—	Hardwood Floor, Crown Moulding, Fireplace
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Large Window
Kitchen	Main	—	Eat-in Kitchen, Double Sink, Window
Primary Bedroom	Main	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 2	Main	—	Hardwood Floor, Closet, W/O To Deck
Bedroom 3	Second	—	His and Hers Closets, Hardwood Floor, Overlooks Frontyard
Recreation	Lower	—	Panelled, Broadloom, B/I Shelves
Other	Lower	—	Dry Bar, Panelled, B/I Shelves
Laundry	Lower	—	Laundry Sink, Vinyl Floor, Above Grade Window
Utility Room	Lower	—	2 Pc Bath, B/I Shelves, Above Grade Window
Other	Lower	—	Concrete Floor, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.