



SUTTON GROUP-ASSOCIATES REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# W14104686

# 71 Kersdale Avenue, Toronto, ON M6M 1E2

Keelesdale-Eglinton West, Toronto · M6M 1E2

C\$ 1,099,000

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

## ABOUT THIS PROPERTY

Fall in love with this beautifully renovated home featuring modern finishes, spacious interiors, and an incredible backyard! The expansive front porch welcomes you into a stylish interior with wide-plank hardwood floors, beamed ceilings, glass railings, designer fixtures, pot lights, a gas fireplace, Caesarstone countertops, and convenient second-floor laundry. The open-concept kitchen is perfect for entertaining, with abundant cabinetry, generous counter space, and a breakfast bar. Upstairs, the spacious primary bedroom features his-and-hers closets and a Juliette balcony, plus two additional generously sized bedrooms. The finished lower level offers 8-foot ceilings, a cozy media room, modern bathroom, space for a home office or gym, separate entrance, abundant storage, and rough-ins for a kitchen and laundry. Enjoy a fully fenced backyard with a large covered deck, entertaining patio, grassy play area, and spacious shed. Fantastic location close to Corso Italia, the Stockyards District, the Eglinton LRT, specialty shops, Brooklyn Pizza, parks, and schools. Stylish, spacious, and move-in ready - a wonderful place to call home!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Place Of Worship

### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Detached                    |
| LISTING STATUS | For Sale                    |
| STYLE          | 2-Storey                    |
| PROPERTY TYPE  | Detached                    |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | South                       |
| AREA RANGE     | 1100-1500 sqft              |
| PARKING        | 2 spaces                    |
| ANNUAL TAX     | \$4,988                     |
| POSTAL CODE    | M6M 1E2                     |
| NEIGHBOURHOOD  | Keelesdale-Eglinton West    |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS  | FEATURES                                   |
|-------------|-------|-------------|--------------------------------------------|
| Foyer       | Main  | 2.00 x 1.40 | Hardwood Floor, Pot Lights, Crown Moulding |
| Living Room | Main  | 4.20 x 3.50 | Hardwood Floor, Gas Fireplace, Pot Lights  |
| Dining Room | Main  | 3.70 x 3.20 | Beamed Ceilings, Open Concept, W/O To Deck |

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| ROOM            | LEVEL    | DIMENSIONS  | FEATURES                                                |
|-----------------|----------|-------------|---------------------------------------------------------|
| Kitchen         | Main     | 3.00 x 3.00 | Stainless Steel Appl, Breakfast Bar, Pot Lights         |
| Primary Bedroom | Second   | 3.80 x 3.50 | Hardwood Floor, His and Hers Closets, Closet Organizers |
| Bedroom 2       | Second   | 4.30 x 3.10 | Hardwood Floor, Double Closet, Window                   |
| Bedroom 3       | Second   | 3.20 x 2.90 | Hardwood Floor, Closet, Window                          |
| Recreation      | Basement | 5.80 x 5.10 | Broadloom, Double Closet, Above Grade Window            |
| Other           | Basement | 5.70 x 2.50 | Concrete Floor                                          |
| Bathroom        | Basement | —           | 3 Pc Bath, Porcelain Floor, Pot Lights                  |

GALLERY





## LISTING AGENT

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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.