



FOR SALE DETACHED MLS# W14107352

53 Burrows Avenue, Toronto, ON M9B 4W8

Islington-City Centre West, Toronto · M9B 4W8

C\$ 1,349,000

5	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A move-in-ready family home on a street where people build their dream homes! Welcome to 53 Burrows Ave, a beautifully updated bungalow on a rare 65-ft premium lot in one of Etobicoke's most sought-after neighborhoods, surrounded by custom-built and multi-million-dollar homes. Enjoy morning walks with a golf course across the street, creek trails for walking and cycling, and a quiet, family-friendly street with sidewalks on both sides. Whether you're buying your first home or moving up for more space, this home has so much to offer. The bright, open-concept main floor features 3 spacious bedrooms, new flooring throughout, and an upgraded kitchen with stainless steel appliances, granite countertops, and ample cabinetry. Large windows fill the L-shaped living and dining rooms with natural light, while oversized sliding doors lead to a large walkout deck overlooking a lush, private backyard with mature trees, perfect for summer barbecues, kids, and entertaining. The finished basement with separate entrance offers 2 large bedrooms, a spacious recreation room, and a full 4-piece bathroom, ideal for extended family, guests, a home office, or potential rental income. Enjoy convenient access to a TTC bus stop just 2 minutes away, the subway, Highways 401, 427 and 400, The Queensway, Lake Shore Blvd, and Pearson Airport. Highly regarded schools are nearby. In this tight-knit neighborhood, homes rarely come up for sale because people stay for years. Move in and enjoy as is, or renovate over time to make it your own. One of the few remaining 65-ft-wide lots in the area, it also offers long-term potential to build your dream home or explore severance and redevelopment into two single-family homes, subject to city approval. A rare combination of location, lot size, and lifestyle in an established, desirable neighborhood. Whether it's your first home or your next move, don't miss this opportunity. Book your showing today!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,123
POSTAL CODE	M9B 4W8
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Vinyl Floor, Open Concept, Large Window
Dining Room	Ground	—	Vinyl Floor, L-Shaped Room, W/O To Deck
Kitchen	Ground	—	Tile Floor, Stainless Steel Appl, Granite Counters
Primary Bedroom	Ground	—	Vinyl Floor, Large Window, Closet
Bedroom 2	Ground	—	Vinyl Floor, Large Window, Closet
Bedroom 3	Ground	—	Vinyl Floor, Large Window, Closet
Recreation	Basement	—	Broadloom, Window
Bedroom	Basement	—	Broadloom, Window, 4 Pc Ensuite
Bedroom	Basement	—	Broadloom, Window, Large Closet

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.