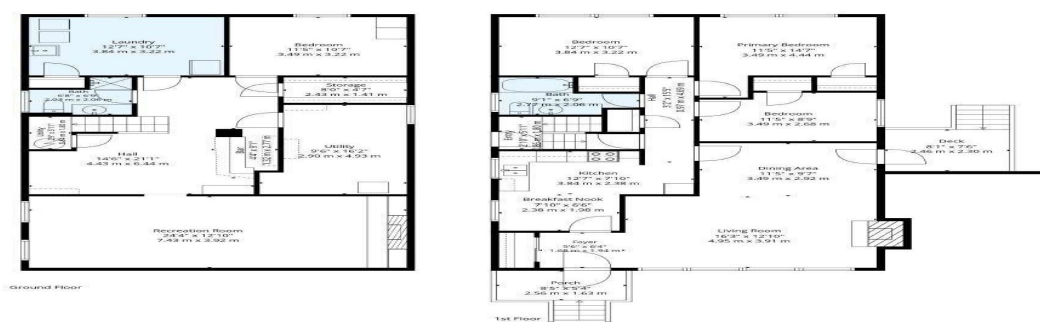




Total: 2140 sq. Ft. 199 m2
Ground Floor: 968 sq. Ft. 90 M2, 1st Floor: 1172 sq. Ft. 109 m2
Excluded Areas: Utility: 165 sq. Ft. 16 M2, Storage: 39 sq. Ft. 4 M2, Porch: 57 sq. Ft. 5 M2,
Deck: 76 sq. Ft. 7 M2, Fireplace: 10 sq. Ft. 1 m2
Information is Calculated By Air Unlimited Corp. - Download www.airunlimited.com



FOR SALE

DETACHED

MLS# W14110544

40 Kirk Bradden Road E, Toronto, ON M8Y 2E7

Stonegate-Queensway, Toronto · M8Y 2E7

C\$ 1,098,000

3	2	1,300	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 40 Kirk Bradden Rd E - a solid brick bungalow on a quiet, tree-lined street in the heart of Sunnylea/Stonegate-Queensway. Set back on a deep, mature lot with a private drive and attached garage, this 3+1 bedroom, 2-bath home offers over 2,100 sq ft of finished living space across two levels. The sun-filled living room features a wood-burning fireplace and large window framing the front gardens, dining area with walkout to the rear deck. The eat-in kitchen includes a bright breakfast nook and generous cabinetry - ready for your own vision. Three well-proportioned bedrooms sit on the main floor, including a 14'7" primary, with hardwood throughout and a 4-piece bath. The lower level is a genuine second living space: a 24-foot recreation room with a second wood-burning fireplace and built-ins, a dry bar, a fourth bedroom, 3-piece bath, oversized laundry room, workshop and abundant storage. A separate side entrance provides excellent in-law capability, with the layout already in place for extended family or future conversion (buyer to verify permitted uses with the City). Outside, a private backyard framed by mature trees offers an interlock patio and room for gardens, play, or a future addition. Impeccably maintained and offered in original condition - a rare chance to renovate, add on, or build new in one of Etobicoke's most established family pockets. Steps to parks, tennis and pool, top-rated schools, Bloor West shops and cafés, Royal York and Old Mill stations, and minutes to the Gardiner, QEW and downtown. Move in, renovate over time, or start fresh. Opportunities like this rarely surface.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance
FACING	East
AGE	51-99 years
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,681
POSTAL CODE	M8Y 2E7
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Closet, Window, Hardwood Floor
Bedroom 2	Main	—	Closet, Window, Hardwood Floor
Bedroom 3	Main	—	Closet, Window, Hardwood Floor
Bathroom	Main	—	4 Pc Ensuite, Window, Tile Floor
Dining Room	Main	—	Walk-Out, Hardwood Floor
Living Room	Main	—	Fireplace, Hardwood Floor
Kitchen	Main	—	Eat-in Kitchen, Window, Tile Floor

LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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.