



CENTURY 21 LEADING EDGE REALTY INC. Brokerage

FOR SALE

DETACHED

MLS# W14118336

1187 Islington Avenue, Toronto, ON M8Z 4S8

Stonegate-Queensway, Toronto · M8Z 4S8

C\$ 2,249,900

5	5	2,250	4	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning 4-bedroom, 5-bathroom, 2,427 SQ FT detached home with a garage and a fully legal basement apartment. It's perfectly designed with incredible attention to detail. Impeccable layout with 10 foot ceilings on the main floor and basement, and 9 foot ceilings on the 2nd floor. Set on a 33x110ft lot among multi-million-dollar estates, parks, trails, and top schools-just a 2-minute walk to Islington Subway station and Bloor Street dining, cafes, and shops. An interlocked driveway leads to striking modern architecture highlighted by expansive windows, linear wall sconces, and a massive 3.5-by-9-foot heavy-duty aluminium front door. Soaring foyer with heated tile flooring and a generous built-in coat closet with integrated LED lights. The dining room is beautifully framed by a built-in wine cabinet and storage with 9-foot aluminium and glass doors, and ambient LED illumination. Massive kitchen with heat- and stain-proof sintered stone island, counters, backsplash and hood surround. Bosch 36-inch cooktop, integrated dishwasher and wall oven/microwave, plus a 36-inch integrated Dacor fridge. Family room with a Napoleon fireplace in a sintered stone surround, LED shelving, and a 20ft window wall overlooking a 3-zone backyard with a raised deck, lawn, and shaded lower patio. Primary suite offers a walk-in closet with 9ft glass doors, integrated LED illumination and speciality features like this retractable mirror. 5-piece spa ensuite with dual vanities, smart bidet toilet, freestanding tub, and glass shower with 6 body jets. Upper laundry features sage green millwork, LG washer/dryer, and pull-out hanging rods. Three additional queen-sized bedrooms each have direct bath access. The legal 1-bed, 1-bath walkout basement suite offers income potential or extended living, complete with a modern 2-tone kitchen with quartz countertops and backsplash, an integrated fridge and dishwasher and a 30-inch Samsung stove. Live your best life at 1187 Islington Ave.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance, Walk-Out
FACING	East
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,007
POSTAL CODE	M8Z 4S8
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Heated Floor, B/I Closet
Living Room	Main	—	Hardwood Floor, Large Window, Pot Lights
Dining Room	Main	—	Hardwood Floor, B/I Appliances, Open Concept
Family Room	Main	—	Hardwood Floor, Electric Fireplace
Kitchen	Main	—	Hardwood Floor, Centre Island
Primary Bedroom	Second	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Semi Ensuite, B/I Closet
Bedroom 3	Second	—	Hardwood Floor, B/I Closet
Bedroom 4	Second	—	Hardwood Floor, B/I Closet
Laundry	Second	—	Tile Floor, B/I Appliances
Living Room	Basement	—	Vinyl Floor, W/O To Yard, Combined w/Dining
Dining Room	Basement	—	Vinyl Floor, Pot Lights, Combined w/Kitchen
Kitchen	Basement	—	Vinyl Floor, Quartz Counter, B/I Appliances
Bedroom	Basement	—	Vinyl Floor, Walk-In Closet(s), Window
Laundry	Basement	—	Tile Floor

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.