FOR SALE | DETACHED | MLS# W14122526

# 982 Briar Hill Avenue, Toronto, ON M6B 1M3

Briar Hill-Belgravia, Toronto · M6B 1M3

## C$ 995,000

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

# ABOUT THIS PROPERTY

Welcome to this charming 2+1 bedroom bungalow in Toronto's family friendly Briar Hill-Belgravia neighbourhood, great for first time buyers, downsizers, or investors seeking a property w/space, convenience & potential. Set on a generous 32.5ft x 120ft lot with private driveway, offering rare combination of comfortable everyday living, room to grow, & exciting future possibilities in an established community. The main floor features a bright living room w/large picture window filling the space w/natural light, along w/a working wood fireplace. The combined Dining area is a cozy and inviting setting for meals & entertaining. The kitchen is practical, featuring a window above the sink, plenty of cupboard space for pantry essentials, cookware & storage. The primary bedroom is conveniently located on the main floor, while both the primary & second bedroom offer large windows, closets & carpeting for added comfort. A 4-pc bath includes a window & ample counterspace for your daily routine. The basement extends the home's functionality w/additional bedroom, a utility room big enough to be a flex/bonus room ideal for storage, home office, hobby room, or other creative uses, plus a 3 piece bathroom w/two entrances - one from the bedroom & one from the hallway. Laundry is also located in the basement for practical everyday use. Enjoy the home's HUGE fenced-in backyard with lots of trees and foliage. Close proximity to several parks including Viewmount Park w/Tennis Club, Ben Nobleman Park, & Walter Saunders Memorial Park w/York Beltline Trail just a few blocks south. Sobeys is nearby for grocery shopping, while the shops, restaurants, and more along Dufferin St & Eglinton Ave W provide excellent everyday convenience. Commuters will appreciate easy access to Hwy 401 across Toronto & the GTA, as well as nearby Glencairn subway station. Offering a great lot, a functional layout, a welcoming neighbourhood & plenty of potential to make it your own, this is an exciting opportunity!

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park

## PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Detached |
| LISTING STATUS | For Sale |
| STYLE | Bungalow |
| PROPERTY TYPE | Detached |
| BASEMENT | Finished |
| FACING | North |
| AREA RANGE | 700-1100 sqft |
| PARKING | 3 spaces |
| ANNUAL TAX | $3,989 |
| POSTAL CODE | M6B 1M3 |
| NEIGHBOURHOOD | Briar Hill-Belgravia |

# ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | — | Picture Window, Fireplace, Hardwood Floor |
| Dining Room | Main | — | Window, Combined w/Living, Hardwood Floor |
| Kitchen | Main | — | Window, Tile Floor |
| Primary Bedroom | Main | — | Window, Closet, Broadloom |
| Bedroom 2 | Main | — | Window, Closet, Broadloom |
| Bathroom | Main | — | 4 Pc Bath, Window, Tile Floor |
| Bedroom 3 | Lower | — | Window, 3 Pc Ensuite, Broadloom |
| Recreation | Lower | — | Window, Concrete Floor |
| Bathroom | Lower | — | Tile Floor |

# GALLERY

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# LISTING AGENT


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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.