



FOR LEASE

DETACHED

MLS# W14127896

28 Thompson Avenue, Toronto, ON M8Z 3T3

Stonegate-Queensway, Toronto · M8Z 3T3

C\$ 9,900/mo

4	4	2,250	12	51-99	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 28 Thompson Avenue - a beautifully appointed family home on an oversized lot, located less than a 1-minute walk to the Kingsway shops and restaurants on Bloor Street West. This residence, which has been extensively renovated and updated blending classic character with modern amenities, offers 3,535 square feet of total livable space, plus an unfinished 870 square foot attic. A recently widened and expanded driveway provides parking for over 10 vehicles and includes a full double car garage, which is very rare for the neighbourhood. The spacious main floor features formal living and dining rooms with a gas fireplace, beautifully preserved leaded glass windows, original mouldings, an updated kitchen, a dedicated home office with a bank of windows overlooking the west facing garden, and a convenient mudroom at the back entry. Fully landscaped yard features garden lighting, full irrigation, new fencing, mature trees, and new stone patio (2023) with hot tub (new pump 2024). The original 1929 solid wood staircase leads to the home's 2nd floor, featuring 4 spacious, sun-filled bedrooms. The primary suite boasts a walk-in closet with new custom built-ins and 4-piece ensuite with heated floors, separate shower, and soaker tub. A finished lower level with a separate entrance offers new flooring, a large recreation room with an original fireplace and separate bar area, a 3-piece bathroom, a finished laundry room and additional storage and wrapping room. Location is key and 28 Thompson Ave. excels, offering a coveted walking lifestyle to shops, cafes, dining options and parks. The Royal York Subway Station is a short 6-minute walk, and highly rated Etobicoke Collegiate is only a 10-minute walk to the north. Don't miss your chance to reside in this coveted community!

FEATURES

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

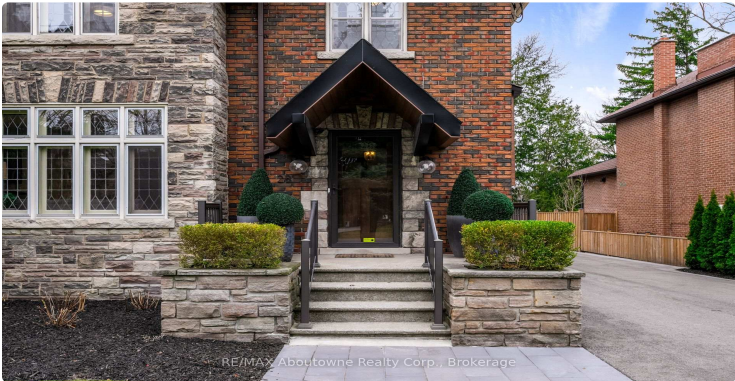
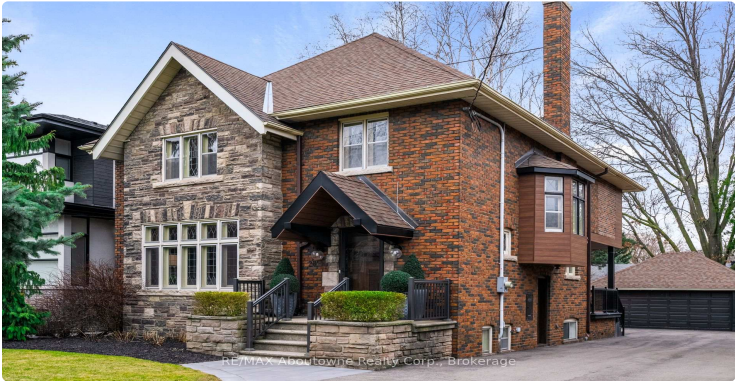
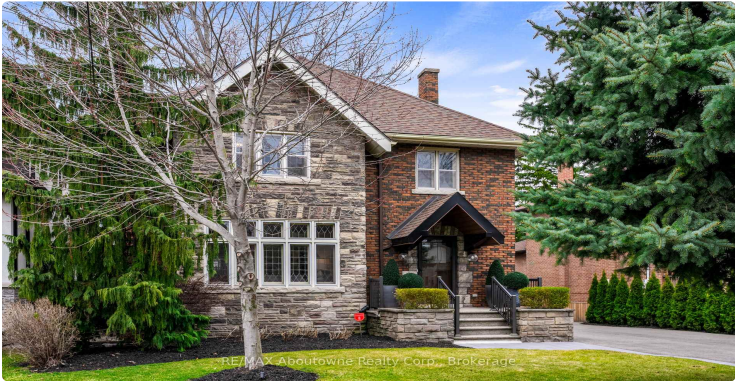
PROPERTY DETAILS

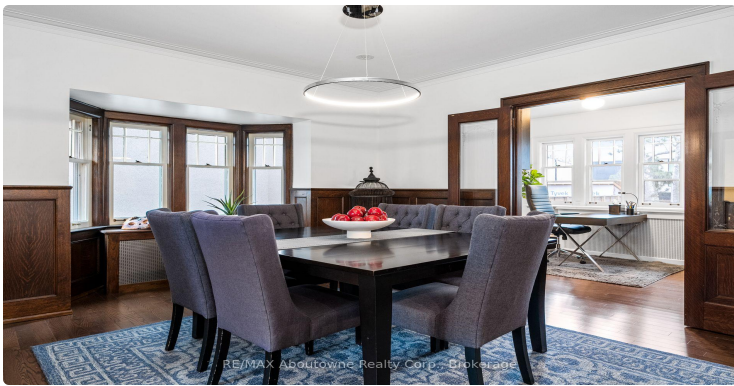
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Full, Separate Entrance
FACING	West
AGE	51-99 years
AREA RANGE	2000-2500 sqft
PARKING	12 spaces
POSTAL CODE	M8Z 3T3
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Office	Main	—	—
Mud Room	Main	—	—
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bedroom 4	Second	—	—
Recreation	Lower	—	—
Laundry	Lower	—	—
Workshop	Lower	—	—

GALLERY





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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.