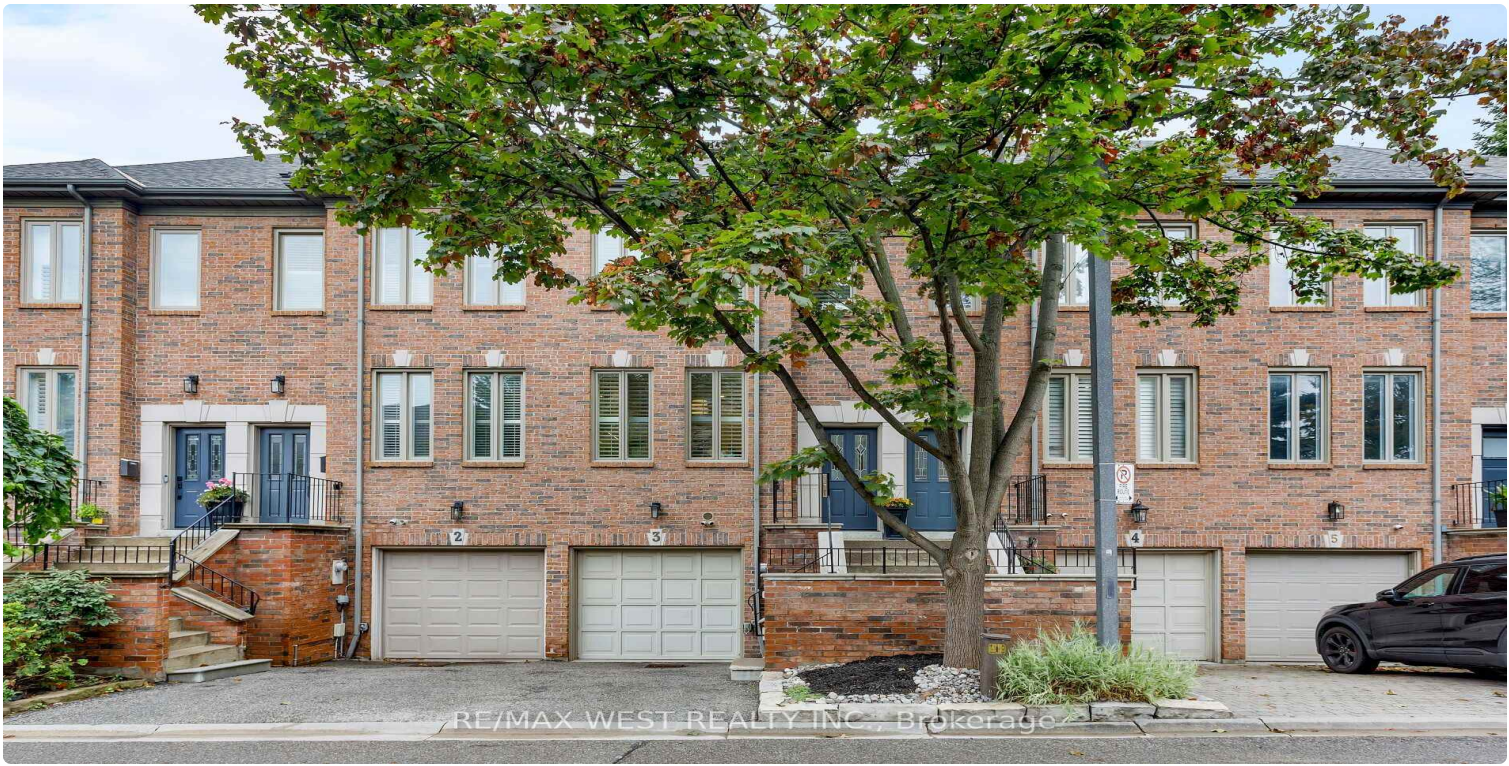




FOR SALE

ATT/ROW/TOWNHOUSE

MLS# W14129446

175 Grand Avenue 3, Toronto, ON M8Y 3Y3

Stonegate-Queensway, Toronto · M8Y 3Y3

C\$ 1,195,000

3	2	1,750	2	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Grand Avenue, a beautifully renovated three-storey freehold townhome tucked into the established Grand Ravine enclave. Offering generous multi-level living, this thoughtfully updated home blends sophisticated finishes with outstanding everyday function. The custom kitchen features heated tile floors, Cambria quartz countertops, extensive millwork, a pantry, built-in banquet seating with storage and a premium Miele appliance package. Sun-filled living and dining rooms showcase engineered hardwood, large windows and a gas fireplace framed by illuminated custom built-ins. Upstairs, two spacious bedrooms are joined by a renovated bathroom with heated floors and a curb less walk-in shower. The expansive third-floor loft offers exceptional flexibility as a bedroom, home office or private retreat, complete with a heat pump and walkout to a secluded rooftop terrace. The finished lower level adds a comfortable family room with a walkout to the recently landscaped and hardscaped, fully fenced backyard-an inviting private setting for outdoor dining, entertaining and relaxation. This level also includes a bathroom, custom mudroom and laundry cabinetry, an LG Wash Tower and direct access to the built-in garage. Parking includes one garage space and one private driveway space. Major improvements include a new Carrier furnace and humidifier in 2025, a third-floor heat pump and new gas fireplace in 2023, updated Pella windows and doors, and a rebuilt rooftop deck with privacy panels. Enjoy a welcoming community surrounded by mature trees, steps from TTC and minutes from Mimico GO, Royal York subway, the Gardiner Expressway , shops and restaurants along The Queensway, neighbourhood parks and the Lake Ontario waterfront. A rare combination of space, style and convenience in sought-after Stonegate-Queensway.

FEATURES

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

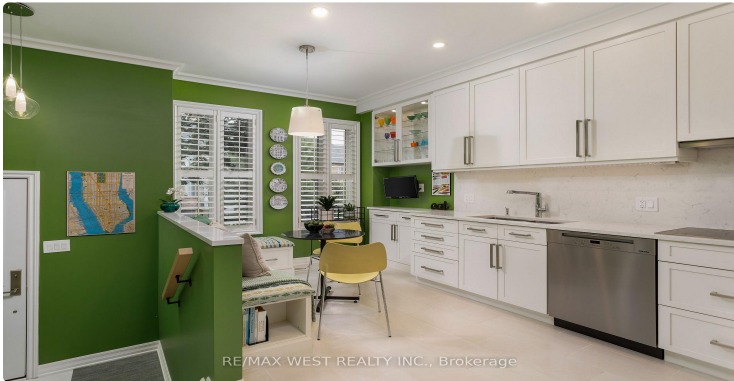
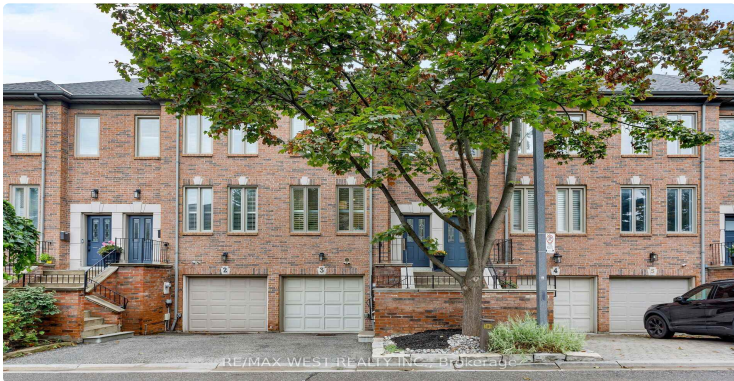
PROPERTY DETAILS

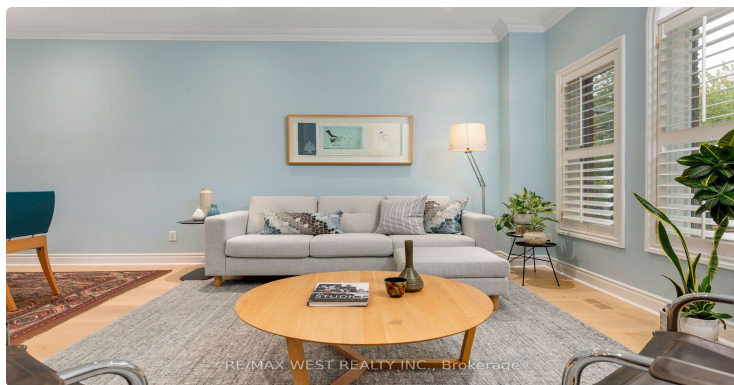
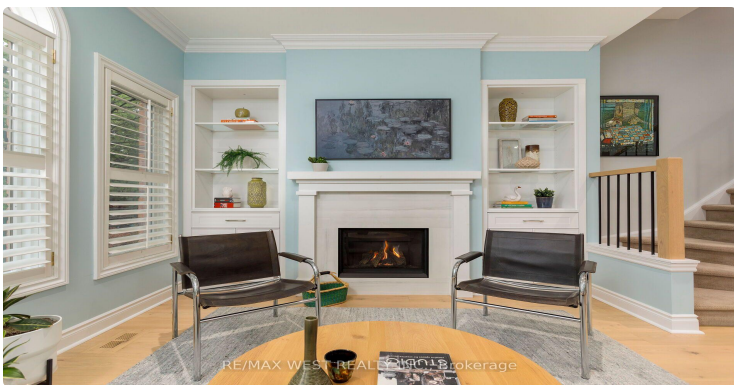
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out, Finished
FACING	West
AGE	31-50 years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,187
POSTAL CODE	M8Y 3Y3
NEIGHBOURHOOD	Stonegate-Queensway

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Tile Floor, Window
Living Room	Main	—	Window, Open Concept, Overlooks Backyard
Dining Room	Main	—	Open Concept, Hardwood Floor, Pot Lights
Bedroom	Second	—	Large Window, Broadloom, Walk-In Closet(s)
Bedroom 2	Second	—	Large Window, Broadloom, Closet
Bathroom	Second	—	Tile Floor, Heated Floor, 2 Pc Bath
Bedroom 3	Third	—	W/O To Deck, Closet, Ceiling Fan(s)
Recreation	Basement	—	Vinyl Floor, W/O To Garage, W/O To Yard
Bathroom	Basement	—	4 Pc Bath, Tile Floor
Laundry	Basement	—	Laminate, Laundry Sink, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.