

FOR SALE | DETACHED | MLS# W14154140

46 Brawley Avenue, Toronto, ON M8Z 4Z4

Islington-City Centre West, Toronto · M8Z 4Z4

C$ 998,000

4	2	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 46 Brawley Avenue-a rare find on one of the most affordable , sought-after, tree-lined cul-de-sacs in Etobicoke! Tucked away on a peaceful street that ends at the beloved Queensland Park, this 3 + 1 Bedroom, 2 Bathroom home offers a true picture-perfect neighbourhood feel. Picture streets filled with kids trick-or-treating in the fall, homes sparkling with Christmas lights in the winter like a scene straight out of a holiday movie, and summers spent watching the kids play and walking the dog without the worry of through-traffic. Set on a 41 x 122 ft pool-sized lot, this exceptionally maintained property is packed with endless potential. Whether you are a first-time buyer looking to update and move in, a savvy investor seeking a high-demand rental, or a visionary ready to generate rental income while waiting on permits to build your custom dream home, the possibilities here are endless. Enjoy the ultimate lifestyle balance: steps to great local schools, TTC, parks, restaurants, shops and movie theaters, with quick access to major highways making commutes to airports , Downtown financial and theatre districts a breeze. A incredible entry point into a prime neighborhood-don't let this one pass you by!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished
FACING	West
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	$5,271
POSTAL CODE	M8Z 4Z4
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

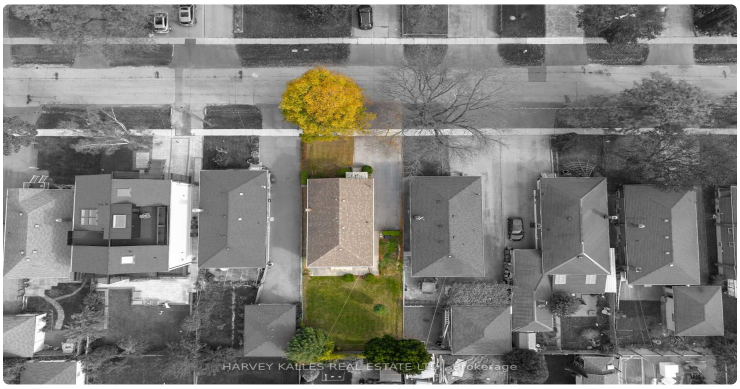
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Dining Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	—
Primary Bedroom	Main	—	—
Bedroom 2	Main	—	—
Bedroom 3	Main	—	—
Family Room	Lower	—	—
Bedroom 4	Lower	—	—
Laundry	Lower	—	—

GALLERY


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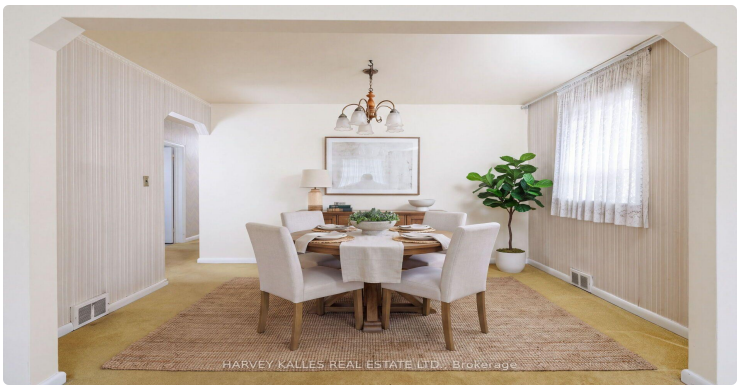

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LISTING AGENT

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.