



15 WATT AVENUE
KEELESDALE EGLINTON WEST

15
WATT AVE.



15 WATT AVENUE

Exceptional Family Home with Versatile Living Spaces in a Dynamic Urban Setting

Lot Size: 25 x 125 | 4+1 Bedrooms | 4 Bathrooms

1-Car Garage + 2-Car Driveway

Welcome to 15 Watt Avenue, an elegant and beautifully maintained residence offering 2,350 sq. ft. of above grade living space thoughtfully designed for modern family life. Positioned on a deep, east-facing lot in a vibrant and well-connected neighbourhood, this home blends refined interior finishes, flexible layout potential, and income-generating opportunity—ideal for those seeking function without compromising on style.

MAIN FLOOR

A welcoming foyer sets the tone, leading into an open-concept formal living and dining room with hardwood flooring and crown moulding throughout. The expansive layout invites both relaxed daily living and elevated entertaining. A generous powder room, thoughtfully tucked away, adds comfort and convenience.

The chef's kitchen serves as the heart of the home, offering abundant cabinetry, generous counter space, and 2022 stainless steel appliances, including a new oven, stove, dishwasher, and range hood. Overlooking a spacious family room with a cozy gas fireplace, this space is tailor-made for gathering with loved ones or hosting with ease.

SECOND FLOOR

The upper level is filled with natural light from a skylight positioned above a wide hallway. A standout oversized linen closet adds utility and ease. The primary suite is a true retreat—featuring two closets, a gas fireplace, and a spa-inspired 4-piece ensuite complete with a jacuzzi tub—offering the perfect space to unwind at the end of the day.

The second bedroom and third bedroom, flow toward the fourth bedroom, that faces south, and is sunlit throughout the day, offering a warm and inviting atmosphere with a picturesque window layout. A separate full bathroom with double sinks services the additional bedrooms and adds everyday functionality for a growing family.

LOWER LEVEL

The fully finished lower level provides tremendous versatility and added value. Featuring a self-contained nanny or in-law suite, it includes a private bedroom, living area, kitchen, and full bathroom.

A spacious laundry room, dedicated storage room, and direct garage access add comfort and flexibility—ideal for multigenerational living or a private rental opportunity.

OUTDOOR LIVING

The beautifully maintained east-facing backyard is perfect for entertaining or relaxing, featuring a large elevated balcony with stairs leading to a lush garden. Whether hosting summer barbecues or enjoying quiet mornings, the outdoor space is private, functional, and refined. Additional features include an external storage room and shed for added convenience.

ADDITIONAL FEATURES

- Central Vacuum System
- Ample Built-in Storage Throughout All Levels
- Oversized Linen Closet
- 1-Car garage Plus 2-Car Driveway
- Flexible 4+1 Bedroom Layout

ABOUT THE NEIGHBOURHOOD

Located in a family-friendly and rapidly evolving neighbourhood, 15 Watt Avenue offers an enviable blend of urban accessibility and community charm.

Surrounded by local bakeries, restaurants, shops, grocery stores, and cafés, the home is fully walkable to all amenities, including scenic parks and green space.

Transit is effortless:

- Bus stop at your doorstep
- Short walk to St. Clair streetcar
- Short walk to the new Eglinton Crosstown LRT, bringing future-proof connectivity across the city

This home presents an incredible opportunity to own a property that truly checks every box—thoughtfully designed, move-in ready, and in a location that continues to appreciate in value.

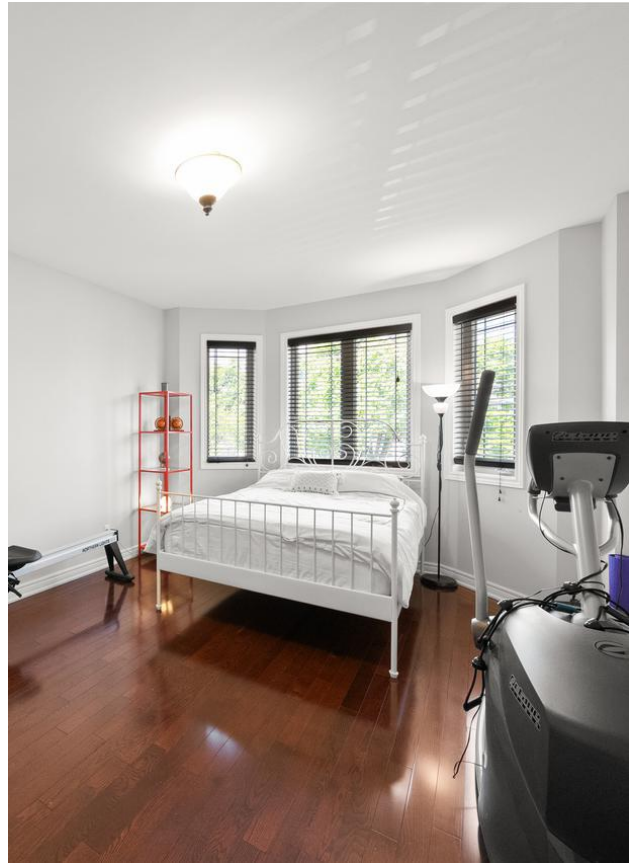








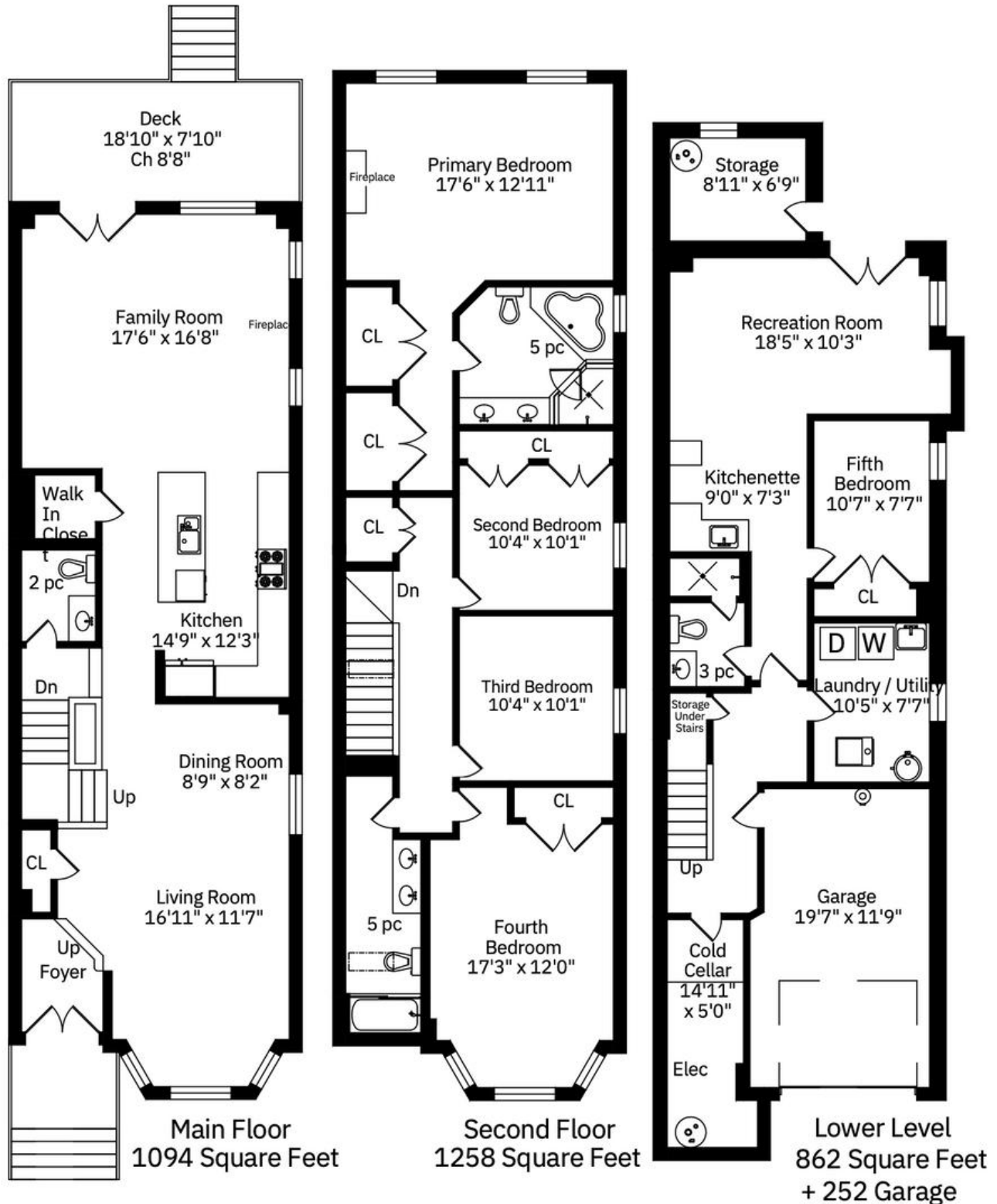






15 WATT AVENUE

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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