





THROUGHOUT HOUSE:

- Hardwood Flooring (2019)
- Ring Door Bell
- Brilliant Smart Home Automation System (phone app connectivity)
- New Front Porch (2023)
- Windows (Installed 2020) - under 25 year warranty
- Basement Windows (Installed 2017)
- Custom Roller Blinds (lifetime warranty)
- Upgraded Electrical Panel (2019)
- Upgraded HVAC (2020)



 Royal LePage Signature Realty
8 Sampson Mews, #201
Toronto, ON, M3C 0H5

 russellwiller@royallepage.ca

 willerrealestate.com

 @willerrealestate

SPECIAL FEATURES

121 ALBERTA AVENUE

FOYER

- Single Door Entry
- Area for Storage Bench & Jacket Hooks

LIVING AREA

- West Facing Windows (Front Porch View)
- Access to Main Floor Powder Room (2-Piece)
- Connects to Kitchen

KITCHEN

- Newly Renovated Customized Kitchen in 2019
- Large Center Island with Hanstone Quartz Waterfall Countertop
- Beautiful Wooden Built-In Cabinetry
- Stainless Steel Appliances
 - Thermador Gas Stove - 5 Burner
 - Thermador Dishwasher
 - Bosche Fridge
- Coffee/Tea/Microwave Station in Pantry
- Connects to Office Space
- Connects to Dining Area (Walk Out to Porch)

PRIMARY BEDROOM

- Single Door Entry
- Walk-In Closet with Built-in shelves and drawers
- Walk-In "Cloffice" (Closet/Office) with Built-In Cabinetry
- Overlooking Backyard (East Facing)

ENSUITE PRIMARY BATHROOM (4 PC)

- Double Vanity Sink
- Glass Walk-In Shower with Rain Shower Option

THIRD & SECOND BEDROOMS

- Single Door Entry
- Ample Storage Space
- Beautiful Natural Light



SPECIAL FEATURES

121 ALBERTA AVENUE

SECOND FLOOR BATHROOM (4 PC)

- Single Door Entry
- Bathtub/Shower

BASEMENT

- Spacious Play and/or Exercise Area
- Laundry Area
 - Electrolux Washer/Dryer
- Large Storage Room with Sink
- Separate Basement Apartment
 - Separate Walk-Out Entrance
 - Pot Lights
 - Rough-Ins for:
 - En-Suite Laundry
 - Kitchen Sink
 - Vent/Hood for Range/Stove
 - Existing Fridge & Stove
 - New Fully Renovated Bathroom (3 Piece) with Premium Features
 - Bedroom with Single Door Closet
 - Living Area

BACK YARD AREA

- Beautiful Back Deck (2020)
- Fence (2020)

OTHER

- New 2 Car Driveway & Retaining Wall (Fall/Winter 2022)

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