

REVIVAL CONSTRUCTION

Greater Toronto Area · Built by hand. Backed by our word.

2026 GTA Renovation Cost Guide

Real numbers from 500+ kitchens, bathrooms, basements, additions and commercial fit-outs across the Greater Toronto Area. No fluff. Just what things actually cost.

Why we made this

Every week, homeowners across the GTA call us asking 'roughly what does a kitchen cost?' or 'what should I budget for a basement?' Most contractors won't answer because pricing depends on choices you haven't made yet. That's true — but it's also a cop-out.

The truth is, after building 500+ projects across Vaughan, Aurora, King City, Caledon, and the rest of the GTA, we know the realistic ranges. And we'd rather you know them upfront than waste a Saturday morning on a consult where the numbers are a surprise.

Use this guide to set expectations, plan your budget, and have better conversations with whoever you hire — including us.

How to read the ranges

Each section shows realistic low and high price points. Almost no project lands at the extreme low or extreme high — most fall comfortably in the middle. The 'pushes price up' and 'keeps it sensible' notes show what actually moves the needle.

These prices include materials and labour, with the assumption of permits where applicable. They're based on Q4 2025 data and our own quoting database for 2026.

Kitchen Renovations

From a refresh to a full gut, here's what kitchens really cost in the GTA in 2026 — based on 500+ projects we've quoted and built.

MID-RANGE REFRESH (CABINETS REFACED, NEW COUNTER, PAINT)

\$18,000 – \$35,000

per kitchen, materials + labour included

Pushes price up

- Solid wood cabinet boxes
- Full backsplash to ceiling
- Open new sightlines

Keeps it sensible

- Reface vs replace
- Standard quartz
- Reuse existing layout

MID-TO-HIGH CUSTOM BUILD (NEW CABINETS, STONE, LAYOUT UPDATES)

\$45,000 – \$85,000

per kitchen, materials + labour included

Pushes price up

- Waterfall island
- Walnut or white-oak fronts
- Pot filler + smart appliances

Keeps it sensible

- Painted MDF shaker
- Single slab of stone
- Same plumbing locations

LUXURY FULL CUSTOM (GUT, LAYOUT RECONFIGURE, PREMIUM EVERYTHING)

\$95,000 – \$175,000

per kitchen, materials + labour included

Pushes price up

- Cookhouse-grade ventilation
- Bookmatched marble slabs
- Integrated paneled appliances

Keeps it sensible

- Standard pro-grade appliances
- Single accent material
- Reuse some perimeter cabinetry

Bathroom Renovations

Bathrooms range wildly because the small ones really are smaller jobs. Here's how the math actually shakes out.

POWDER ROOM REFRESH

\$8,000 – \$18,000

per powder room, materials + labour included

Pushes price up

- Full tile to ceiling
- New plumbing rough-in
- Custom vanity

Keeps it sensible

- Fixture-only swap
- Existing layout
- Standard porcelain tile

STANDARD 5PC FAMILY BATHROOM

\$22,000 – \$45,000

per bathroom, materials + labour included

Pushes price up

- Full waterproofing system (Schluter)
- Custom tiled shower niche
- Heated floors

Keeps it sensible

- Drop-in bathtub vs custom shower
- Pre-fab vanity
- Standard mosaic

SPA-GRADE PRIMARY ENSUITE

\$50,000 – \$110,000

per bathroom, materials + labour included

Pushes price up

- Walk-in shower with bench + double rainshower
- Soaker tub + freestanding faucet
- Marble slab walls

Keeps it sensible

- Quartz over marble
- Single shower head
- Pre-built shower base

Basement Renovations

Pricing per square foot is the right way to think about basements. Here are the realistic ranges by finish level.

BUILDER-GRADE FINISH (OPEN REC ROOM, NO BATH)

\$55 – \$75

per sq ft, materials + labour included

Pushes price up

- Adding a bathroom rough-in
- Fully framed bedrooms
- Engineered hardwood vs vinyl plank

Keeps it sensible

- Open layout
- LVP flooring
- Standard pot lights

MID-RANGE FULL-FINISH WITH BATHROOM

\$75 – \$95

per sq ft, materials + labour included

Pushes price up

- Wet bar with plumbing
- Custom built-ins around fireplace
- Egress windows + legal bedroom

Keeps it sensible

- Single bathroom (no wet bar)
- Pre-fab fireplace insert
- Standard interior doors

PREMIUM / LEGAL APARTMENT / THEATRE

\$95 – \$145

per sq ft, materials + labour included

Pushes price up

- Full kitchen + separate entrance
- Sound-isolated theatre
- Heated floors throughout

Keeps it sensible

- Skip in-floor heat
- Standard separate entrance vs walk-up
- Open kitchenette vs full kitchen

New Builds & Additions

Custom homes and additions vary the most because every site, every grade, and every municipality is different. These are the realistic ranges.

SINGLE-STOREY REAR ADDITION (200–400 SQ FT)

\$75,000 – \$200,000

per addition, materials + labour included

Pushes price up

- Foundation work required
- Roofline ties into existing
- Adding bathroom or kitchen extension

Keeps it sensible

- Slab-on-grade vs basement
- Simple shed-roof tie-in
- No new plumbing

SECOND-STOREY ADDITION (FULL FOOTPRINT)

\$250,000 – \$550,000

per addition, materials + labour included

Pushes price up

- Removing existing roof entirely
- Adding 3 bedrooms + bathroom
- Reinforcing existing foundation

Keeps it sensible

- Partial second storey
- Existing roof can stay (dormer add)
- Foundation already adequate

CUSTOM NEW HOME BUILD (2,500–4,500 SQ FT)

\$450 – \$850

per sq ft, materials + labour included

Pushes price up

- Premium finishes throughout
- Complex roof + cladding details
- Custom millwork and built-ins

Keeps it sensible

- Standard production-grade finishes
- Simple gable rooflines
- Pre-fab cabinetry

Whole-Home Renovations

When you're touching every room, scope and finish level are the entire conversation.

COSMETIC REFRESH (PAINT, FLOORS, FIXTURES, CABINETS REFACED)

\$65,000 – \$150,000

per home, materials + labour included

Pushes price up

- Hardwood throughout vs LVP
- Custom millwork added
- All new windows + doors

Keeps it sensible

- LVP throughout
- Reface kitchen + paint trim
- Keep existing windows

MID-SCOPE RENOVATION (KITCHEN + 2 BATHS + FLOORING + PAINT)

\$165,000 – \$350,000

per home, materials + labour included

Pushes price up

- Full kitchen rebuild
- Two ensuites to spa-grade
- Hardwood throughout main

Keeps it sensible

- One bathroom upgraded vs two
- Refinish existing hardwood
- Mid-grade kitchen

FULL GUT AND RE-FIT

\$350,000 – \$850,000

per home, materials + labour included

Pushes price up

- Layout reconfiguration (load-bearing changes)
- All new mechanical/electrical
- Premium millwork everywhere

Keeps it sensible

- Keep most walls in place
- Stage in phases vs all at once
- Mid-grade finishes consistent throughout

Commercial Build-Outs

Commercial pricing is per square foot. Here's what we typically see across the GTA in 2026.

OFFICE FIT-OUT (OPEN LAYOUT + MEETING ROOMS)

\$85 – \$140

per sq ft, materials + labour included

Pushes price up

- Glass meeting room walls
- Branded reception millwork
- Custom AV integration

Keeps it sensible

- Drop ceiling vs exposed
- Standard demountable walls
- Stock acoustic panels

RETAIL STOREFRONT / FIT-OUT

\$120 – \$220

per sq ft, materials + labour included

Pushes price up

- Custom storefront glass + signage
- High-end fixtures + millwork
- Specialty lighting program

Keeps it sensible

- Stock fixtures
- Standard storefront system
- Track lighting throughout

RESTAURANT BUILD-OUT

\$200 – \$450

per sq ft, materials + labour included

Pushes price up

- Full commercial kitchen with hood
- Custom bar + millwork
- Patio addition + permits

Keeps it sensible

- Take-over existing kitchen layout
- Stock POS + back-bar
- No outdoor expansion

Want a real number for your project?

We'll come to your home, listen to what you're hoping to do, measure what's there, and send you a clear, itemized quote within 48 hours. It's free, there's no pressure, and you'll walk away with a realistic plan whether you hire us or not.

Book a free consult

Visit revivalconstruction.ca/get-quote

Call (647) 730-5431

Email Info@revivalconstruction.ca

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