



FOR SALE

DETACHED

MLS# C13080722

17 Elm Avenue, Toronto, ON M4W 1M9

Rosedale-Moore Park, Toronto · M4W 1M9

C\$ 5,850,000

8	6	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

One of the most charming homes in South Rosedale, this exceptional residence blends timeless elegance with the scale and functionality of modern family living. Offering over 5,000 square feet of living space, along with 6+1 bedrooms and 7 bathrooms, the home is thoughtfully designed with beautifully proportioned principal rooms, refined architectural details, and an effortless flow for both everyday living and grand entertaining. A stunning reception hall sets the tone upon arrival, introducing warm, inviting interiors filled with natural light and classic character. The spacious layout includes generous formal and informal living areas, ideal for family life and hosting, while the primary retreat offers a private sanctuary with exceptional scale and comfort. Gated parking for four cars adds a rare level of convenience in this coveted neighbourhood. Nestled among South Rosedale's iconic tree-lined streets and grand heritage homes, the location is unmatched for those seeking both prestige and convenience. Just moments to top private and public schools, beautiful parks, ravine trails, and the shops and dining of Summerhill and Yorkville, this is a rare opportunity to own a distinguished residence in one of Toronto's most sought-after enclaves.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

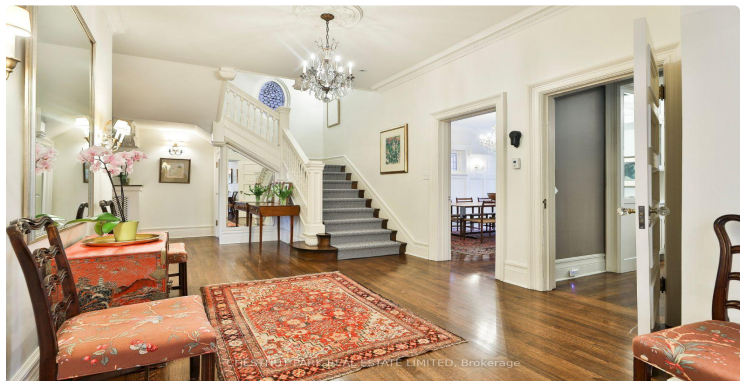
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$31,736
POSTAL CODE	M4W 1M9
NEIGHBOURHOOD	Rosedale-Moore Park

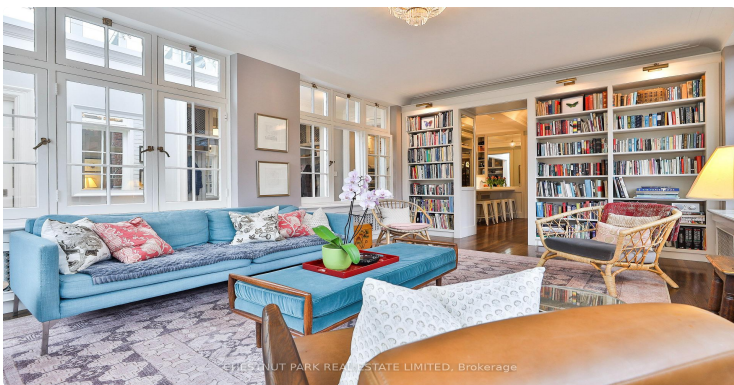
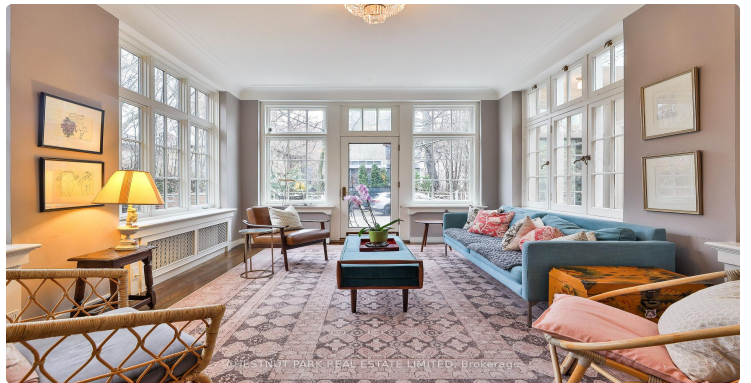
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Crown Moulding, Bay Window, Fireplace
Dining Room	Main	—	Bay Window, Wainscoting, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Large Window, B/I Bookcase, W/O To Garden
Kitchen	Main	—	Breakfast Bar, Stone Counters, Crown Moulding
Primary Bedroom	Second	—	Bay Window, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Large Window, Double Closet, Hardwood Floor
Bedroom 3	Second	—	Bay Window, Walk-In Closet(s), 3 Pc Ensuite
Library	Second	—	B/I Bookcase, Crown Moulding, Hardwood Floor
Bedroom 4	Third	—	Combined w/Sitting, Double Closet, Hardwood Floor
Bedroom 5	Third	—	Double Closet, Hardwood Floor
Bedroom	Third	—	Double Closet, Hardwood Floor
Bedroom	Lower	—	Tile Floor, His and Hers Closets, 3 Pc Ensuite
Recreation	Lower	—	Open Concept, Fireplace, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.