



FOR SALE

DETACHED

MLS# C13541592

23 Whitefriars Drive, Toronto, ON M3A 2L2

Parkwoods-Donalda, Toronto · M3A 2L2

C\$ 1,480,000

5	4	1,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turnkey Luxury in Prime Underhill! Fully renovated detached home on a rare, oversizedpie-shaped lot overlooking serene parkland. Located on a quiet street, this home blends timeless charm with modern sophistication. The open-concept main floor features a formal living room with a fireplace, a main-floor family room, a powder room, and an inviting front porch. The chef's white kitchen boasts premium marble countertops, stainless steel appliances, and opens to the dining area. The upper level offers 4 spacious bedrooms, including a primary retreat with a private 3-piece ensuite. The finished lower level adds incredible value with a large recreation room and a flexible teen/nanny suite. Enjoy newer windows, an extended driveway, and top-tier upgrades throughout. Walk to parks, ravines, community centres, and elite schools (French Immersion/Private). Exceptional transit options include a direct bus to downtown, nearby TTC, and fast access to DVP/401/404. Minutes to the Shops at Don Mills and Costco. Move in and grow!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,757
POSTAL CODE	M3A 2L2
NEIGHBOURHOOD	Parkwoods-Donalda

ROOM BREAKDOWN

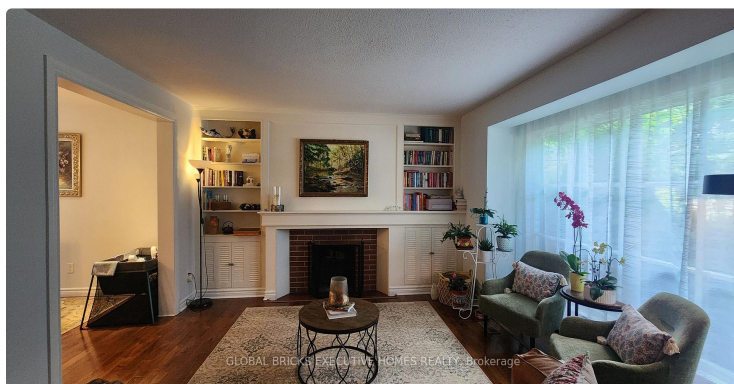
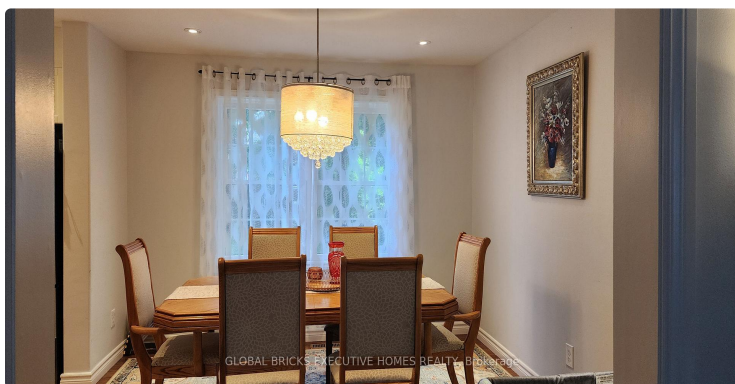
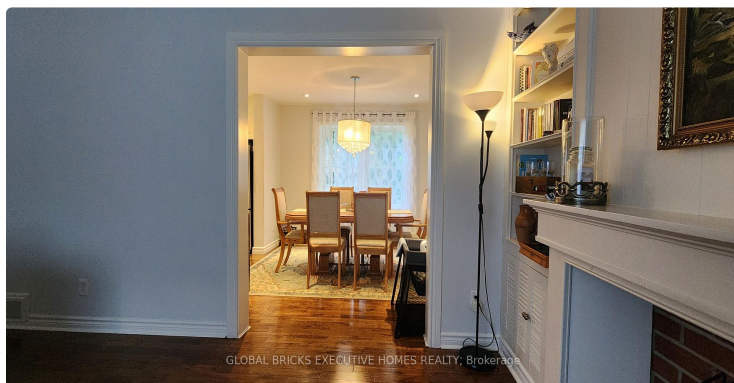
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.52 x 3.87	Bay Window, Fireplace, Hardwood Floor
Dining Room	Main	3.35 x 3.22	Overlooks Backyard, Formal Rm, Hardwood Floor
Kitchen	Main	3.44 x 3.38	Renovated, Stainless Steel Appl
Family Room	Main	4.88 x 3.69	Overlooks Backyard, Hardwood Floor

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GLOBAL BRICKS EXECUTIVE HOMES REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	4.30 x 3.23	3 Pc Ensuite, Closet, Hardwood Floor
Bedroom 2	Second	4.12 x 3.17	Closet, Hardwood Floor
Bedroom 3	Second	3.12 x 2.99	Closet, Wood
Bedroom 4	Second	3.22 x 2.59	Closet, Hardwood Floor
Bedroom	Basement	4.72 x 3.38	4 Pc Ensuite, Closet, Broadloom
Recreation	Basement	5.55 x 3.38	Pot Lights, Broadloom
Utility Room	Basement	5.06 x 3.83	Window, B/I Shelves
Laundry	Basement	2.25 x 1.77	—

GALLERY





Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.