



FOR SALE

SEMI-DETACHED

MLS# C13568828

169 Robert Hicks Drive, Toronto, ON M2R 3R3

Westminster-Branson, Toronto · M2R 3R3

C\$ 988,000

4	3	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The perfect starter home for new families is here! This spacious 3+1-bedroom semi-detached home offers approximately 2,080 sqft. living space in North York's desirable Westminster-Branson community. A double-door entrance welcomes you inside, with additional convenient access through the built-in garage and side door. The bright living and dining areas feature parquet flooring and large windows, while the galley-style kitchen showcases bamboo laminate flooring, newer stainless steel appliances, a custom backsplash and abundant natural light. The adjoining breakfast area flows into an expansive family room with broadloom, a classic brick wood-burning fireplace, powder room and walkout to a large sun-filled deck overlooking the peaceful ravine-an ideal setting for outdoor enjoyment and entertaining guests. Upstairs, an office or den provides valuable work-from-home space, while the generous primary bedroom offers a walk-in closet and a private 4-piece ensuite bathroom. Two additional bedrooms and another full bathroom complete the upper level. The finished walkout basement expands the home's versatility with an additional bedroom, recreation room featuring a wet bar, pot lights and a second brick wood-burning fireplace, plus direct access to a beautiful stone patio & green, lushious backyard with mature trees. Additional features include a dedicated laundry room with sink, top-of-the-line central vacuum, a new automatic garage door opener with remote and parking for three vehicles. Surrounded by greenery perfect for active living and hiking at G. Ross Lord Park, Robert Hicks Park, Hearthstone Valley Greenbelt, enjoy outdoor sports & recreation at Esther Shiner Stadium and Herbert H. Carnegie Centennial Centre for hockey, this home is also close to Northview Heights Secondary School, Newtonbrook Secondary School, Willowdale Middle School, York University, Toronto Public Library, Antibes Community Centre, shopping, restaurants, TTC transit and Highways 400 and 407.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Greenbelt/Conservation
- ✓ Library
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Ravine

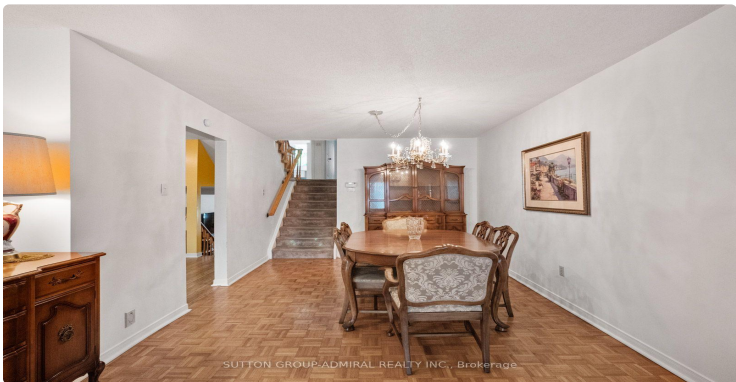
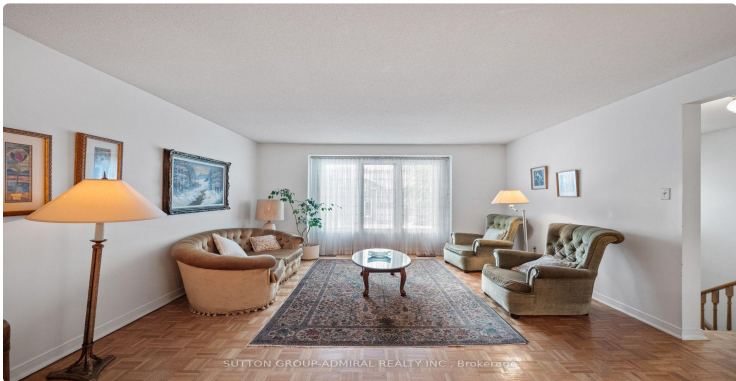
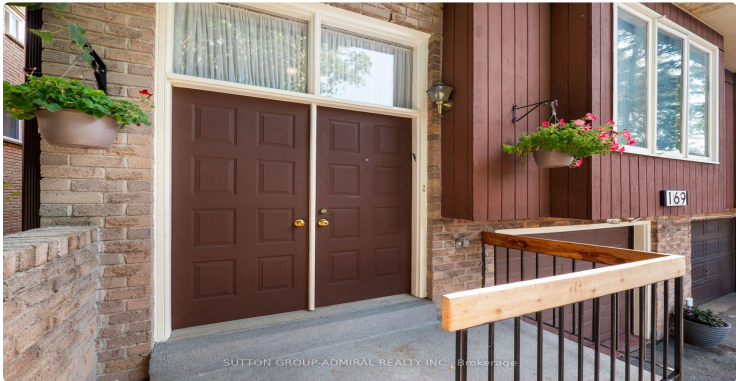
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Backsplit 3
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Separate Entrance, Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,240
POSTAL CODE	M2R 3R3
NEIGHBOURHOOD	Westminster-Branson

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Parquet, Large Window, Overlooks Frontyard
Dining Room	Main	—	Parquet, Stucco Ceiling, Combined w/Living
Kitchen	Main	—	Galley Kitchen, Stainless Steel Appl, Custom Backsplash
Breakfast	Main	—	Laminate, Large Window, Combined w/Kitchen
Family Room	Main	—	Brick Fireplace, W/O To Deck, Broadloom
Powder Room	Main	—	2 Pc Bath, Vinyl Floor, B/I Vanity
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), Large Window
Bathroom	Second	—	4 Pc Bath, Vinyl Floor, B/I Vanity
Office	Second	—	Broadloom, Large Window, Stucco Ceiling
Bedroom 2	Second	—	Broadloom, Mirrored Closet, Large Window
Bedroom 3	Second	—	Broadloom, Large Window, Closet Organizers
Bathroom	Second	—	4 Pc Bath, Vinyl Floor, B/I Vanity
Laundry	Lower	—	Laundry Sink, Access To Garage, Side Door
Bedroom 4	Basement	—	Broadloom, Large Closet, Large Window
Recreation	Basement	—	Wet Bar, Brick Fireplace, W/O To Patio

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.