



FOR SALE

CONDO TOWNHOUSE

MLS# C13730812

21 Birchbank Lane, Toronto, ON M3B 2Y2

Banbury-Don Mills, Toronto · M3B 2Y2

C\$ 1,075,000

3	3	1,500	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This executive Don Mills townhome, discreetly tucked away on a private cul-de-sac, offers a lifestyle that is difficult to find within the city. Backing onto a lush ravine and a trail, the residence provides a serene escape where you can enjoy breathtaking vistas from the comfort of your private backyard and multiple balconies. Ravine views and direct access to trails are rare features for a townhome within the city, providing a unique lifestyle benefit that combines urban convenience with nature's serenity. Inside, thoughtful renovations introduce a modern, elevated aesthetic throughout the home. The functional layout is anchored by a recently transformed kitchen and bathrooms featuring large-slab porcelain tile flooring and elegantly refinished oak stairs. The home boasts 3 spacious bedrooms and 2 full bathrooms, complemented by a main-floor powder room for guests. With balconies on 1st /3rd level and an above-grade lower level that offers direct garage access and a walkout to the patio, the design seamlessly integrates indoor and outdoor living. The second-floor family room, anchored by a warm gas fireplace, serves as the perfect sanctuary for quality family time. Unparalleled location, situated just minutes from the Shops at Don Mills, where boutique shopping and fine dining are easily accessible by car or a pleasant stroll. Families will appreciate the proximity to top-rated schools and the natural beauty of Edwards Gardens, while commuters benefit from nearby access to the 401 and the DVP. Outdoor enthusiasts can step directly onto the trail for a scenic walk to local amenities or enjoy a seamless bike ride that connects all the way to the lake. This townhome also offers a low-maintenance lifestyle with a fee that covers water, lawn maintenance, and snow removal for the driveway/stairs. This is truly the perfect setting for those seeking a home that feels worlds away from the urban bustle, yet remains effortlessly connected to everything the city has to offer.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Ravine
- ✓ Wooded/Treed
- ✓ Public Transit

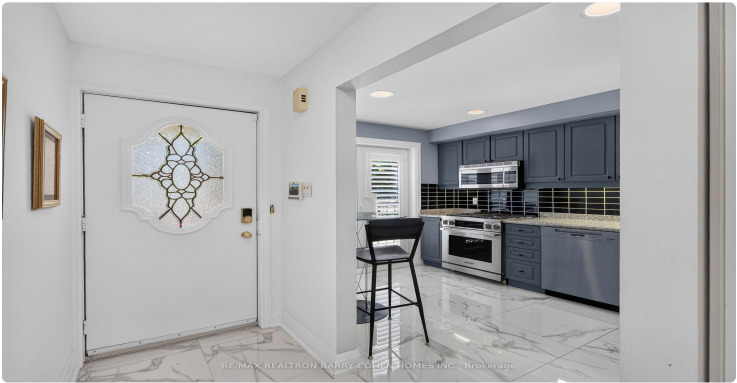
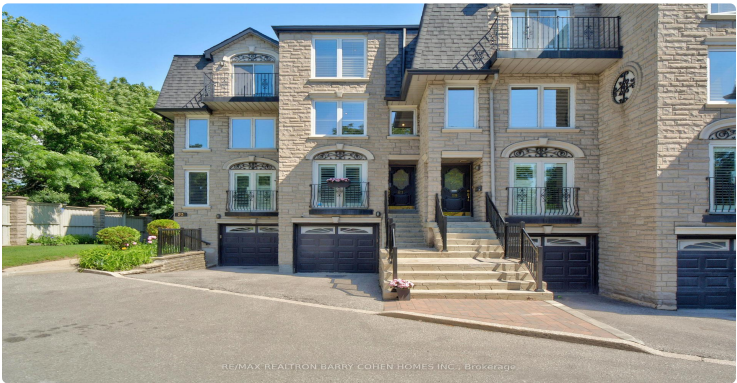
PROPERTY DETAILS

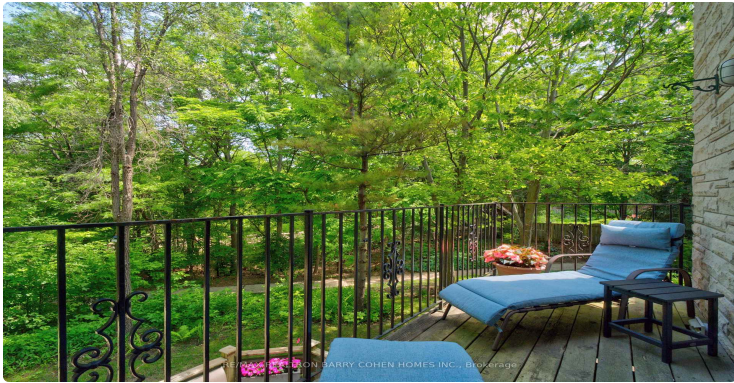
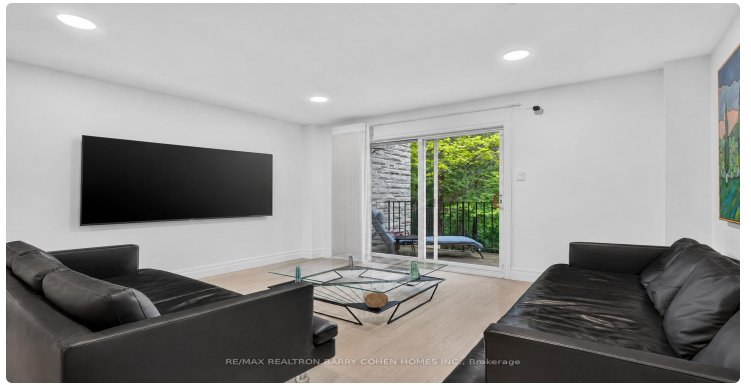
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished with Walk-Out
AREA RANGE	1400-1599 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,072
POSTAL CODE	M3B 2Y2
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, W/O To Sundeck
Dining Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Kitchen	Main	—	Porcelain Floor, Stone Counters, Juliette Balcony
Bedroom	Second	—	Broadloom, Closet, California Shutters
Family Room	Second	—	Broadloom, Fireplace, W/O To Balcony
Primary Bedroom	Third	—	Double Closet, Broadloom, California Shutters
Bedroom 3	Third	—	Hardwood Floor, Closet, California Shutters
Recreation	Ground	—	Broadloom, W/O To Patio, Access To Garage

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON BARRY COHEN HOMES INC.

Email: pshaganenko@gmail.com

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.