



FOR SALE

DETACHED

MLS# C13750574

9 Alderdale Court, Toronto, ON M3B 2H8

Banbury-Don Mills, Toronto · M3B 2H8

C\$ 2,238,000

4	4	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Architecturally significant family residence nestled at the end of a cul-de-sac on a gorgeous pie-shaped lot abutting the park. Move right in or build your dream home. Exquisitely sun-filled and meticulously maintained, this home boasts cascading natural light, floor-to-ceiling windows overlooking lush greenery and a sparkling pool. Graciously proportioned principal rooms offer exceptional entertaining flow, complemented by an extra-large family room and a main-floor mudroom with direct access to the backyard. The primary bedroom retreat features a 3-piece ensuite and a custom walk-in closet, while the walk-up lower level includes ample storage, a recreation room, and a games room. Extensively renovated in 2023, this home blends modern elegance with thoughtful upgrades. Brand-new hardwood floors add warmth and sophistication, while all bathrooms have been updated with new toilets, sinks, and ventilation fans. A custom-designed walk-in closet enhances the primary suite, and the kitchen is equipped with a brand-new cooking fan system for improved air circulation. Recent roofing repairs and upgraded attic insulation ensure energy efficiency and long-term durability, making this home as functional as it is beautiful. Located in an elite school district with Toronto's top-rated secondary school (Fraser Ranking 10/10), it's perfect for families seeking top-tier education. Surrounded by scenic parks, lush trails, and a prestigious golf course, outdoor enthusiasts will love the tranquil yet active setting. Supermarkets, trendy restaurants, and essential amenities, ensuring everything you need is just minutes away. A perfect blend of urban convenience and natural beauty, this neighborhood is truly exceptional.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 3
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$12,692
POSTAL CODE	M3B 2H8
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	5.66 x 4.11	Fireplace, Hardwood Floor, Crown Moulding
Dining Room	Main	3.58 x 3.20	Window Floor to Ceiling, Hardwood Floor, Open Concept
Kitchen	Main	6.20 x 3.05	Breakfast Bar, Tile Floor, Stainless Steel Appl
Breakfast	Main	6.20 x 3.05	Overlooks Pool, Window Floor to Ceiling, W/O To Yard
Family Room	In Between	6.30 x 3.20	Window Floor to Ceiling, Hardwood Floor, French Doors
Primary Bedroom	Second	4.55 x 3.43	3 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	4.14 x 3.00	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 3	Second	3.51 x 3.23	Hardwood Floor, Picture Window, Closet
Bedroom 4	Lower	6.17 x 3.25	Closet, Walk-Up
Recreation	Lower	2.08 x 1.22	Slate Flooring, Above Grade Window, Closet

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.