



ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage

FOR SALE

DETACHED

MLS# C13754186

40 Divadale Drive, Toronto, ON M4G 2N9

Leaside, Toronto · M4G 2N9

C\$ 3,999,999

5	5	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to an exceptional custom residence in the heart of coveted North Leaside. Impeccably designed with refined craftsmanship, sophisticated finishes, and an effortless sense of luxury, this remarkable home is perfectly suited to both elegant entertaining and comfortable family living. An impressive array of premium features include heated basement floors, a private sauna and hot tub, sophisticated wet bar and wine cellar, custom cabinetry, rich walnut flooring and top-of-the-line appliances. Every element has been thoughtfully curated to create a residence of exceptional quality and distinction. Ideally positioned just steps from the Crosstown LRT, highly regarded schools, boutique shop, acclaimed restaurants, parks and Sunnybrook Hospital. This is a rare opportunity to enjoy the very best of North Leaside living. Simply move in, settle in, and experience a home where luxury, lifestyle and location come together effortlessly.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$14,663
POSTAL CODE	M4G 2N9
NEIGHBOURHOOD	Leaside

ROOM BREAKDOWN

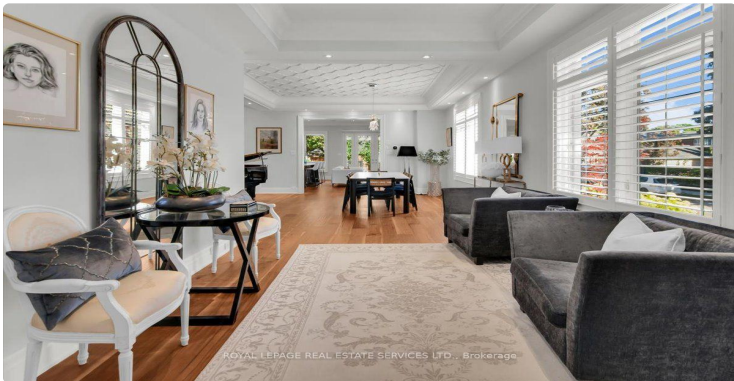
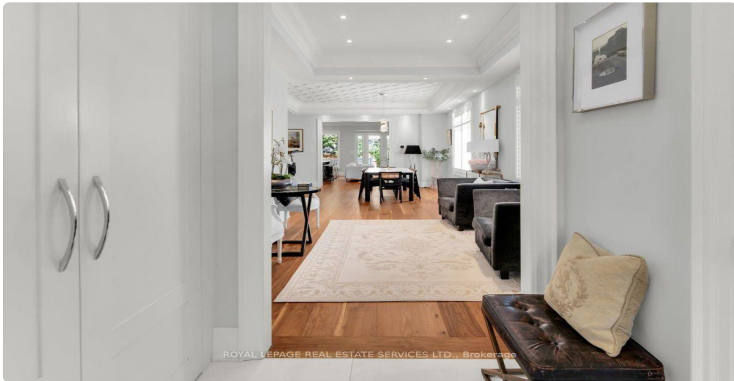
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, 2 Pc Bath, Double Closet
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Vaulted Ceiling(s)
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Moulded Ceiling
Kitchen	Main	—	Hardwood Floor, Open Concept, Centre Island

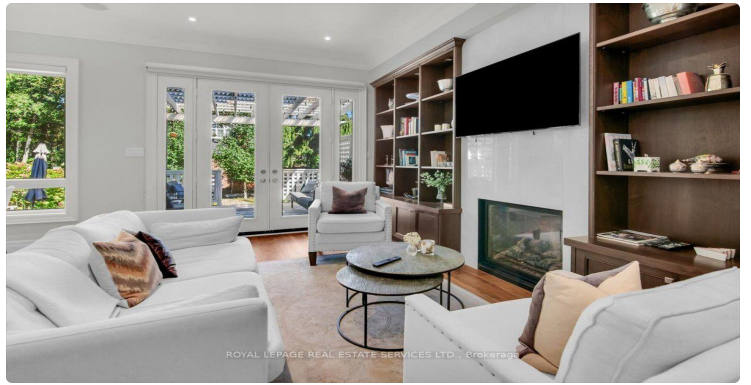
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ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Combined w/Kitchen
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, 4 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor, Double Closet, 4 Pc Ensuite
Bedroom 4	Second	—	Hardwood Floor, Double Closet, 3 Pc Ensuite
Recreation	Basement	—	Hardwood Floor, Gas Fireplace, W/O To Yard
Bedroom	Basement	—	Hardwood Floor, Double Closet, 3 Pc Bath
Exercise Room	Basement	—	Hardwood Floor, Recessed Lighting, Above Grade Window
Laundry	Basement	—	Porcelain Floor, Double Closet, Above Grade Window
Other	Basement	—	Porcelain Floor, Finished

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.