



FOR SALE

DETACHED

MLS# C13782178

20 Whitney Avenue, Toronto, ON M4W 2A8

Rosedale-Moore Park, Toronto · M4W 2A8

C\$ 8,995,000

7	5	4,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated in the heart of North Rosedale, Whitney Avenue is a picturesque street of established homes set beneath a leafy canopy. For more than a century, it has held sway as one of Toronto's most established addresses; minutes from the ravine and the shops of Yonge and Summerhill, and within reach of the city's best public and private schools. Number 20 is a centre-hall home in the classical style, taken back to its bones and reimagined by designer Connie Braemer in a contemporary renovation featured in House & Home. The result keeps the formality and proportion of the original architecture while opening the house up to create spaces perfectly-tailored for today's families. A striking foyer in concrete-look slab sets the palette that carries through the home: charcoal and warm rift-cut white oak, ebony-stained millwork, and black-framed glass doors that keep sight lines open while defining each room and setting the tone. The formal living and dining rooms at the front of the house have been reimagined through a modern lens while maintaining a sophisticated edge. Behind them, the wall between kitchen and family room has dissolved, creating an expansive open space for family living and entertaining, a striking kitchen anchored by a La Cornue range, and a rare servery kept within the expanded footprint. Oversized sliding doors open the family room onto the patio with outdoor living, swimming pool, and integrated hot tub. Upstairs, the primary suite has two walk-in closets and a marble-look porcelain ensuite, with a second bedroom and dedicated library on the same floor. The third floor holds three more bedrooms, and the lower level adds a recreation room, a wine cellar, and an additional bedroom. Secluded and private, yet minutes from the amenities those who call Rosedale home enjoy.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ School
- ✓ Ravine

PROPERTY DETAILS

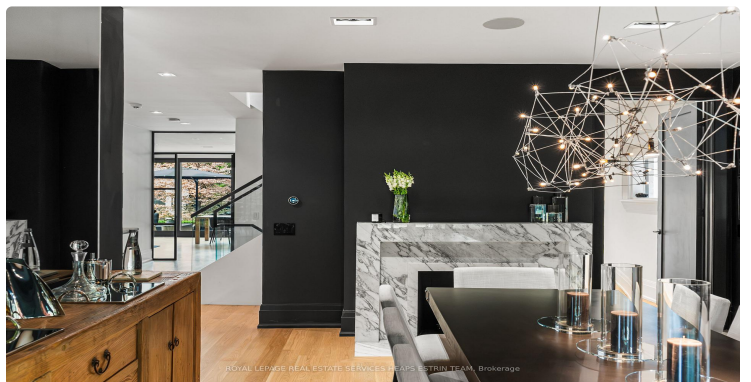
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	3 spaces
ANNUAL TAX	\$31,460
POSTAL CODE	M4W 2A8
NEIGHBOURHOOD	Rosedale-Moore Park

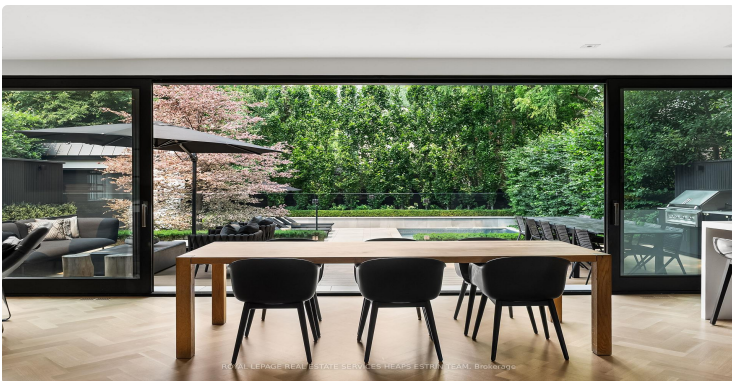
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
20 Whitney Avenue, Toronto, ON M4W 2A8			
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Living Room	Main	8.23 x 1.80	Hardwood Floor, Gas Fireplace, Bay Window
Dining Room	Main	8.23 x 5.08	Hardwood Floor, Bay Window, Fireplace
Family Room	Main	5.61 x 4.27	Gas Fireplace, Walk-Out, Combined w/Kitchen
Kitchen	Main	7.39 x 4.17	Overlooks Family, Pantry, Walk-Out
Primary Bedroom	Second	3.83 x 3.20	His and Hers Closets, 5 Pc Ensuite, Gas Fireplace
Bedroom 2	Second	3.83 x 3.50	Walk-In Closet(s), Semi Ensuite, Overlooks Frontyard
Library	Second	7.67 x 4.52	Gas Fireplace, B/I Bookcase, Bay Window
Bedroom 3	Third	5.23 x 4.78	Hardwood Floor, Walk-In Closet(s), Overlooks Backyard
Bedroom 4	Third	5.49 x 4.27	Hardwood Floor, Closet, Vaulted Ceiling(s)
Bedroom 5	Third	6.91 x 3.23	Closet, Hardwood Floor, B/I Shelves
Bedroom 5	Third	3.96 x 3.86	Closet, 4 Pc Bath
Recreation	Lower	—	Above Grade Window, B/I Shelves, Hardwood Floor
Bedroom	Third	4.34 x 3.89	Closet, Broadloom
Laundry	Lower	—	Tile Floor, Laundry Sink, Closet
Bedroom	Lower	—	Above Grade Window, Closet, Semi Ensuite

GALLERY





Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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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.