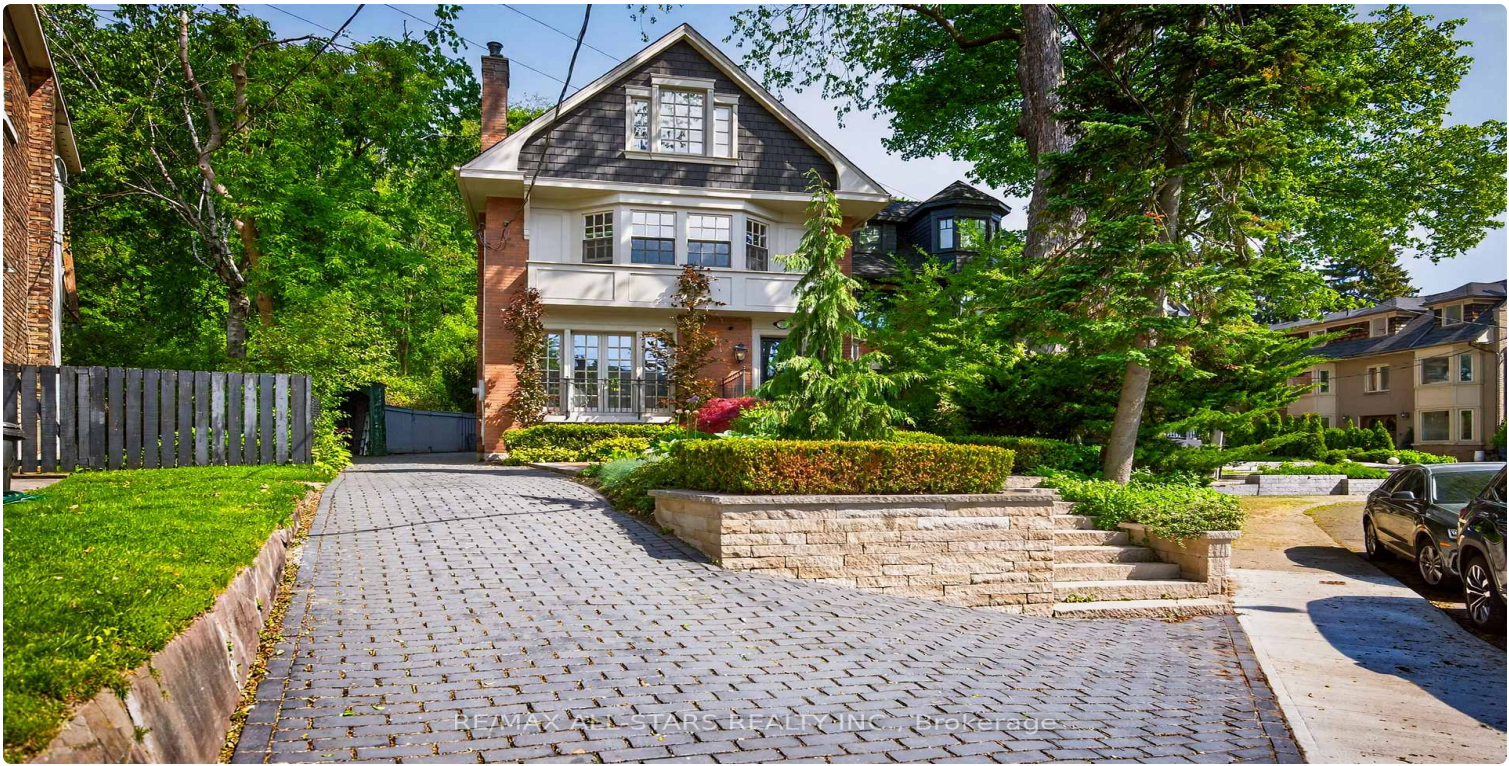




FOR SALE

DETACHED

MLS# C13782296

30 Edgewood Crescent, Toronto, ON M4W 3A9

Rosedale-Moore Park, Toronto · M4W 3A9

C\$ 2,949,000

3	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set on one of North Rosedale's most coveted cul-de-sacs, 30 Edgewood Cres., is a turn-key residence offering timeless elegance and curb appeal. Just steps from Summerhill Market, this meticulously maintained home spans approx. 2,900 square feet across all levels. Elevated above street level for enhanced privacy, the property is framed by a striking stone driveway and pathways, with lush, professionally landscaped gardens that will appeal to any avid gardener. Inside, abundant windows flood the home with natural light, beginning with a beautiful stained-glass window alcove at the entry. The elegant living room features classic crown moulding, a natural gas log fireplace with a marble surround, and French doors opening to a Juliet balcony. It flows seamlessly into the open-concept dining room, where crown moulding, a large picture window, a detailed ceiling medallion, and built-in shelving create a sophisticated entertaining space. The eat-in kitchen features a Wolf gas stove and floor-to-ceiling windows, designed for everyday family gatherings. A convenient walk-out extends the space to the deck, creating an effortless indoor-outdoor connection. The second level offers a spacious den with herringbone floors, bay windows, a second natural gas log fireplace, and a wall-to-wall built-in bookcase, forming a refined retreat. The primary bedroom features a spa-inspired 5-piece ensuite with heated floors, a skylight, custom California Closets, and access to a private terrace with glass railings and a retractable awning. The upper level includes two additional bedrooms, one with cathedral ceilings and beams, along with a 3-piece bathroom. The fully finished lower level includes a cedar room with ample storage. Extremely private backyard oasis, fully fenced with two wrought-iron gates, boasting multiple composite weatherproof decks, a pergola, and a serene ravine backdrop. The mature tree canopy and frequent wildlife sightings create natural privacy rarely found in the city.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Ravine
- ✓ Cul de Sac/Dead End
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit

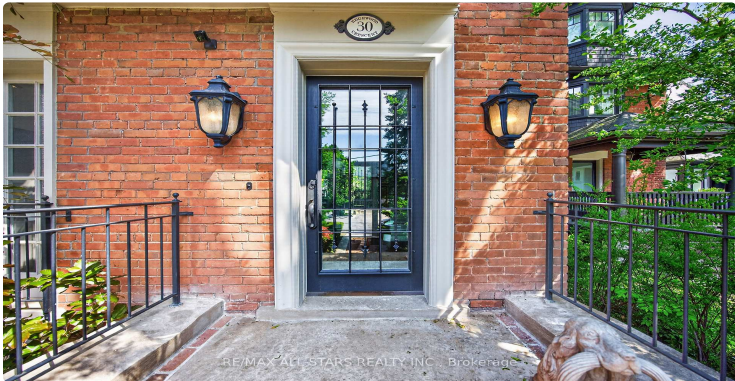
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$11,654
POSTAL CODE	M4W 3A9
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Juliette Balcony, Crown Moulding
Dining Room	Main	—	Picture Window, B/I Shelves, Crown Moulding
Kitchen	Main	—	Eat-in Kitchen, W/O To Deck, Overlooks Backyard
Primary Bedroom	Second	—	5 Pc Ensuite, W/O To Terrace, Overlooks Ravine
Den	Second	—	Gas Fireplace, B/I Bookcase, Overlooks Garden
Bedroom 2	Upper	—	Hardwood Floor, Cathedral Ceiling(s), Overlooks Garden
Bedroom 3	Upper	—	Hardwood Floor, Skylight, Overlooks Ravine
Recreation	Basement	—	Hardwood Floor, Pot Lights, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ALL-STARS REALTY 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.