



ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, Brokerage

FOR SALE

DETACHED

MLS# C13793236

9 Bethesda Court, Toronto, ON M3B 3S4

Banbury-Don Mills, Toronto · M3B 3S4

C\$ 3,949,000

7	6	4,250	6	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Perfectly situated on a private and quiet cul-de-sac and offering over 6370 square feet of living space on all three levels. Stunning curb appeal with professionally finished front gardens. The foyer boasts soaring ceiling heights with two double closets. The main floor offers spacious principal rooms surrounding the central foyer creating the perfect flow. The living room has hardwood floors, coffered ceilings, crown moulding and a bay window overlooking the gardens. The formal dining room overlooks the living room with a decorative arched ceiling. The renovated kitchen offers large format porcelain tile floor, a large centre island with Caesarstone countertops, gas range, two dishwasher and custom cabinetry with ample storage space and a separate pantry. The spacious breakfast area is enveloped in glass windows with a walk-out to the rear deck and pool area. The family room overlooks the kitchen with hardwood floors, crown moulding, pot lights and a gas fireplace with stone mantle surround. The main floor office has a gas fireplace, crown moulding, and French doors with glass inlay for added privacy. A tucked away powder room completes the level. The upper level is equally impressive with five bedrooms each with an ensuite or direct access to a semi-ensuite and walk-in closets. The primary retreat boasts hardwood floors, coffered ceilings, a dressing room area with two walk-in closets and two additional closets all with built-in organizers. The ensuite features double sinks, a deep soaker tub and glass-enclosed shower w/ heated floors. The lower level offers additional living space w/ a large recreation room, new broadloom, high ceiling heights throughout and pot lights, a wine cellar, a sauna, two additional bedrooms with closets, two storage closets and two four piece bathrooms. The professionally landscaped backyard offers privacy with a cedar hedge surrounding the swimming pool and hot tub with an oversized deck and beautiful gardens with irrigation system.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Cul de Sac/Dead End
- ✓ Library
- ✓ School
- ✓ Rec./Commun.Centre
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	16-30 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$23,142
POSTAL CODE	M3B 3S4
NEIGHBOURHOOD	Banbury-Don Mills

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, Crown Moulding, Double Closet
Living Room	Main	—	Hardwood Floor, Crown Moulding, Bay Window
Dining Room	Main	—	Hardwood Floor, Moulded Ceiling, Pot Lights
Kitchen	Main	—	Porcelain Floor, Centre Island, B/I Range
Breakfast	Main	—	Porcelain Floor, Crown Moulding, W/O To Deck
Pantry	Main	—	Porcelain Floor, B/I Shelves, Double Doors
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Coffered Ceiling(s)
Office	Main	—	Hardwood Floor, Gas Fireplace, Double Doors
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 6 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), Semi Ensuite
Bedroom 3	Second	—	Hardwood Floor, Walk-In Closet(s), Semi Ensuite
Bedroom 4	Second	—	Hardwood Floor, Walk-In Closet(s), Semi Ensuite
Bedroom 5	Second	—	Hardwood Floor, Double Closet, Semi Ensuite
Laundry	Second	—	Tile Floor, Laundry Sink, B/I Shelves
Recreation	Lower	—	Broadloom, Pot Lights, Sauna
Bedroom	Lower	—	Broadloom, Closet, Above Grade Window
Bedroom	Lower	—	Broadloom, Double Closet, Above Grade Window
Mud Room	Lower	—	Tile Floor, Walk-Out, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.