



ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, Brokerage

FOR SALE

DETACHED

MLS# C13850836

38 Edgar Avenue, Toronto, ON M4W 2A9

Rosedale-Moore Park, Toronto · M4W 2A9

C\$ 12,200,000

8	7	—	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Thoughtfully rebuilt and beautifully layered, 38 Edgar Avenue brings together heritage architecture, contemporary design, and global influences in a distinctly Rosedale setting. A traditional centre hall plan introduces generous principal rooms, including a living room with wood-burning fireplace and an expansive formal dining room, while the rear of the home opens into a light-filled family room and kitchen overlooking the landscaped garden and deep blue concrete pool. The Scavolini kitchen features all-glass cabinetry, marble counters, maple millwork, and Gaggenau appliances, complemented by a separate catering kitchen. Throughout, refined details create a strong sense of character, from marble-trimmed doorways inspired by the Bulgari Hotel in Rome to microcement fireplaces, custom panelling, and a sculptural wood screen rising through the home. Upstairs, the primary suite feels like a private retreat with garden views, a walk-in closet, and spa-like ensuite, alongside two additional bedrooms with ensuites and a front study opening to a terrace. The third floor offers a charming "treehouse" bedroom, a flexible office or lounge, and second laundry. The lower level extends the living space with a large recreation room, music studio or bedroom, laundry and storage, plus a private two-bedroom caregiver or in-law suite with sitting room, full bath, and rough-in for a future kitchenette. Limestone landscaping connects the front and rear gardens to the detached two-car garage, with additional space beyond, prepared garden suite plans, and further future potential, subject to approvals. A warm, highly considered home where traditional craftsmanship and modern living come together with ease.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

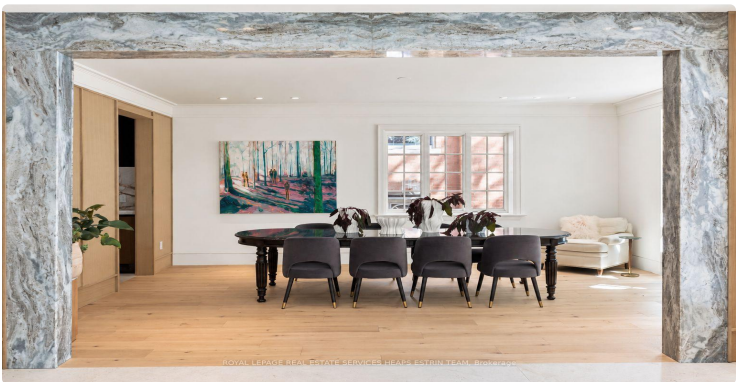
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	North
AREA RANGE	5000 + sqft
PARKING	5 spaces
ANNUAL TAX	\$44,113
POSTAL CODE	M4W 2A9
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
38 Edgar Avenue, Toronto, ON M4W 2A9 ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM			

Foyer	Main	—	—
Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Family Room	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Den	Second	—	—
Bedroom 4	Third	—	—
Library	Third	—	—
Utility Room	Third	—	—
Recreation	Lower	—	—
Bedroom 5	Lower	—	—
Bedroom	Lower	—	—
Bedroom	Lower	—	—
Media Room	Lower	—	—
Laundry	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.