



FOR SALE

DETACHED

MLS# C14040454

24 Abbotsford Road, Toronto, ON M2N 2P8

Willowdale West, Toronto · M2N 2P8

C\$ 2,639,000

5	5	3,250	6	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Custom-Built Residence In Prestigious Willowdale West. Offering Approximately 3,500 Sq. Ft. Of Beautifully Finished Living Space, This Impeccably Maintained 4+1 Bedroom Home Showcases Refined Craftsmanship, Timeless Design, And \$\$\$ In Recent Upgrades Throughout. Thoughtfully Designed With Elegant Wainscoting, Crown Moulding, Pot Lights, Hardwood Flooring, A Skylight, And A Solid Hardwood Staircase With Wrought Iron Pickets. The Chef's Kitchen Features Custom Cabinetry, Granite Countertops, Premium Appliances, And An Oversized Centre Island, Seamlessly Connecting To The Bright Breakfast Area With Walk-Out To The Professionally Landscaped, Fully Fenced Backyard And Upgraded Deck-Perfect For Everyday Living And Effortless Entertaining. The Generous Primary Suite Offers A Spa-Inspired Ensuite Complete With A Jacuzzi Tub. The Professionally Finished Walk-Up Basement With Separate Entrance Includes An Additional Bedroom And Well-Appointed Nanny/In-Law Suite, Offering Exceptional Flexibility For Extended Family, Guests, Or Multi-Generational Living. Additional Highlights Include An Elegant Interlock Driveway, EV Charger, Quality Finishes Throughout, And Exceptional Pride Of Ownership. Ideally Located In One Of North York's Most Desirable Neighbourhoods, Close To Top-Ranked Schools, Parks, Shopping, Restaurants, Transit, And Everyday Amenities. A Rare Opportunity To Own A Refined, Move-In Ready Residence In The Heart Of Willowdale West, Where Quality, Functionality, And Location Come Together.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Walk-Out
FACING	West
AGE	6-15 years
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$15,383
POSTAL CODE	M2N 2P8
NEIGHBOURHOOD	Willowdale West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.10 x 5.79	Hardwood Floor, Fireplace
Dining Room	Main	4.20 x 4.64	Hardwood Floor
Family Room	Main	5.41 x 4.47	Hardwood Floor, Fireplace
Kitchen	Main	4.72 x 5.03	B/I Appliances, Breakfast Bar
Breakfast	Main	2.80 x 3.00	W/O To Deck, Overlooks Backyard
Primary Bedroom	Second	6.34 x 4.55	Walk-In Closet(s), 5 Pc Ensuite, Hardwood Floor
Bedroom 2	Second	5.65 x 4.15	Closet, 3 Pc Ensuite, Hardwood Floor
Bedroom 3	Second	3.66 x 5.19	Closet, Semi Ensuite, Halogen Lighting
Bedroom 4	Second	3.38 x 4.54	Closet
Bedroom 5	Basement	3.03 x 5.05	Closet
Recreation	Basement	9.04 x 3.84	Walk-Out, Fireplace

GALLERY





LISTING AGENT

Pavel Shaganenko

LANDING REALTY INC.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.