



ROYAL LEPAGE SIGNATURE REALTY Brokerage

FOR SALE

DETACHED

MLS# C14091838

35 Regal Road, Toronto, ON M6H 2J6

Wychwood, Toronto · M6H 2J6

C\$ 1,749,988

6	3	1,750	3	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Old Toronto character. Modern updates. City views. A double-car garage. And a neighborhood you'll love coming home to. Welcome to Regal Heights, where your next home sits elevated above one of the area's coveted tree-lined streets. Showcasing 4 spacious bedrooms and 3 bathrooms, this detached home beautifully blends original charm with thoughtful updates throughout. Rich hardwood floors, stained glass window details, and warm architectural elements create an inviting interior with unmistakable Toronto charm. An updated kitchen connects the main level, flowing seamlessly from the living and dining rooms into the bright, newly added family room. Heated floors in the family room, kitchen, and powder rooms add an unexpected touch of comfort. Step outside to enjoy elevated city views from the rear deck, overlooking the rare double-car detached stone garage. The separate entrance offers excellent flexibility, whether for additional income potential, extended family, or convenient access from the fully fenced yard. The lower level extends the living space with two additional bedrooms, a kitchen, and laundry, providing versatility for a growing family or income unit. Nestled among mature trees on a quiet, winding street, this neighborhood gem offers the best of both worlds: a peaceful, established community with easy access to schools, parks, public transit, shops, and the downtown core. Don't miss your chance to get into this 'Regal' community!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Greenbelt/Conservation
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

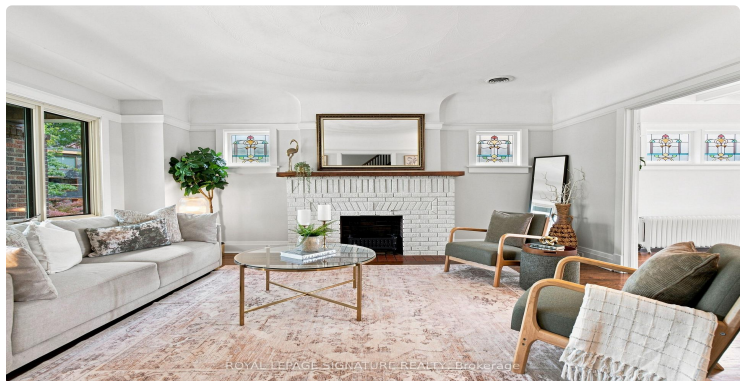
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	South
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,655
POSTAL CODE	M6H 2J6
NEIGHBOURHOOD	Wychwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, North View
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Combined w/Kitchen
Family Room	Main	—	Hardwood Floor, Heated Floor, W/O To Deck
Kitchen	Main	—	Heated Floor, Renovated, Centre Island
Primary Bedroom	Upper	—	Hardwood Floor, South View, Closet
Bedroom 2	Upper	—	Hardwood Floor, Closet
Bedroom 3	Upper	—	Hardwood Floor, Closet
Bedroom 4	Upper	—	Hardwood Floor, Closet
Bathroom	Upper	—	5 Pc Bath, Soaking Tub, Tile Floor
Bedroom	Lower	—	—
Bedroom 2	Lower	—	—
Kitchen	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.