



FOREST HILL REAL ESTATE INC. / Brokerage

FOR SALE

DETACHED

MLS# C14101402

44 Ridge Hill Drive, Toronto, ON M6C 2J4

Forest Hill North, Toronto · M6C 2J4

C\$ 2,999,000

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

ABOUT THIS PROPERTY

Welcome to 44 Ridge Hill Drive, nestled in Forest Hill's coveted Upper Village. Lovingly maintained and thoughtfully updated by the same family for the past 23 years, this wonderful residence offers gracious living spaces, exceptional natural light, and an inviting atmosphere throughout. The spacious main floor is perfectly suited to both everyday family living and entertaining, featuring a Cameo Koshers eat-in kitchen with a large granite centre island, breakfast area, and built-in desk. The welcoming family room opens through elegant French doors to a beautiful rear garden, creating a seamless connection between indoor and outdoor living. A convenient two-piece powder room and stunning hardwood floors complete the main level. Upstairs, four well-proportioned bedrooms provide comfortable family accommodation, including a lovely principal suite with its own three-piece ensuite. The expansive lower level offers exceptional versatility, featuring a generous recreation room, separate office or nanny's bedroom, laundry room with a second kitchen, and an abundance of built-in storage. Beautiful Ridley windows fill the home with natural light, enhancing its warmth and timeless appeal. A cherished family home in one of Toronto's most desirable neighbourhoods, ready to welcome its next chapter.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$13,658
POSTAL CODE	M6C 2J4
NEIGHBOURHOOD	Forest Hill North

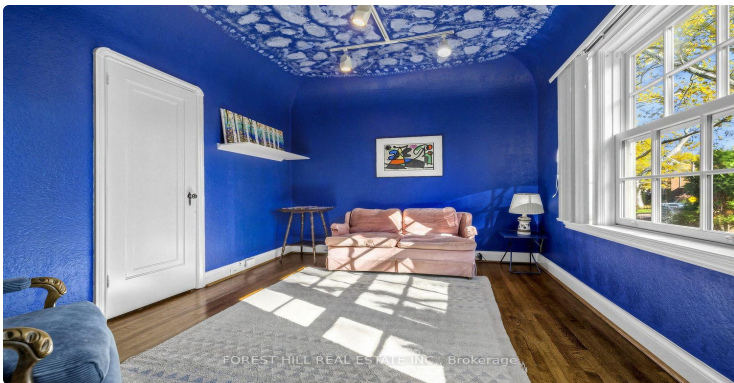
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Slate Flooring, Closet
Living Room	Main	—	B/I Bookcase, Wainscoting, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Fireplace, B/I Shelves, Hardwood Floor
Kitchen	Main	—	Family Size Kitchen, Stainless Steel Appl, Centre Island
Family Room	Main	—	Hardwood Floor, B/I Bookcase, W/O To Garden
Primary Bedroom	Second	—	3 Pc Ensuite, Hardwood Floor, Double Closet
Bedroom 2	Second	—	Hardwood Floor, Closet, Overlooks Frontyard
Bedroom 3	Second	—	Hardwood Floor, B/I Desk, Hardwood Floor
Bedroom 4	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Recreation	Basement	—	Broadloom, Stone Fireplace, Window
Kitchen	Basement	—	Combined w/Laundry, Ceramic Floor, Double Sink
Bedroom	Basement	—	Broadloom, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.