



ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE, Brokerage

FOR SALE

DETACHED

MLS# C14103506

44 Donlea Drive, Toronto, ON M4G 2M4

Leaside, Toronto · M4G 2M4

C\$ 2,995,000

6	4	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some homes simply have a presence about them. A sense of space, an abundance of natural light, and an easy elegance that makes you feel at home the moment you walk through the door. 44 Donlea Drive is one of those homes. Set on a beautiful family-friendly street in the heart of prime North Leaside, this substantial four-bedroom, four-bath detached residence blends generous proportions, thoughtful luxury, and the warmth of a true family home. Offering approximately 2,674 square feet above grade, plus an additional 1,030 square feet on the lower level, this home stands apart for its exceptional scale, smart design and beautiful upgrades. The main floor layout is wonderful with proper formal living and dining rooms, complemented by a spacious chef's kitchen that overlooks the family room and breakfast area. The current owners have invested significantly throughout, including a spectacular fully renovated lower level with heated floors, all new windows and exterior doors and upstairs a former second-floor balcony has been transformed into an expansive, custom-designed walk-in closet, beautifully appointed and indulgent in both finish and function. The inviting interiors and generous layout support everything from lively gatherings to quiet evenings at home. And then there's the neighborhood. North Leaside is one of Toronto's most sought-after communities, celebrated for its beautiful streets, outstanding schools, wonderful parks, welcoming atmosphere and access to shops, restaurants and transit.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

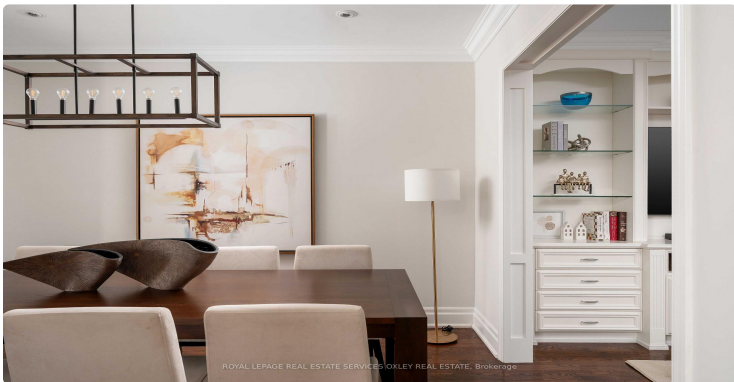
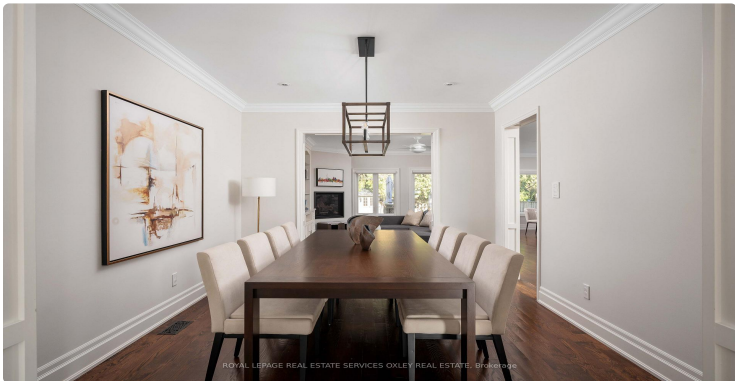
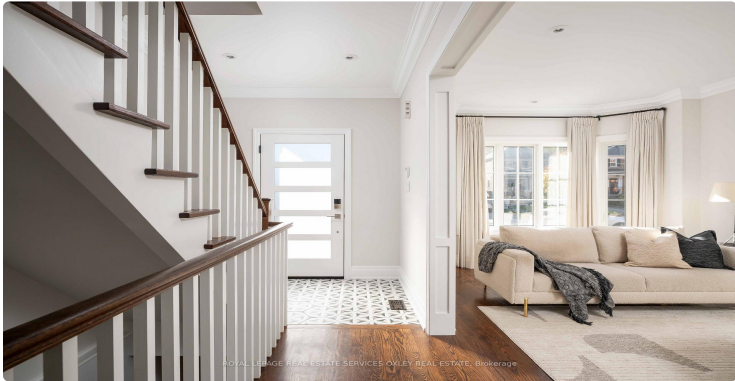
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,996
POSTAL CODE	M4G 2M4
NEIGHBOURHOOD	Leaside

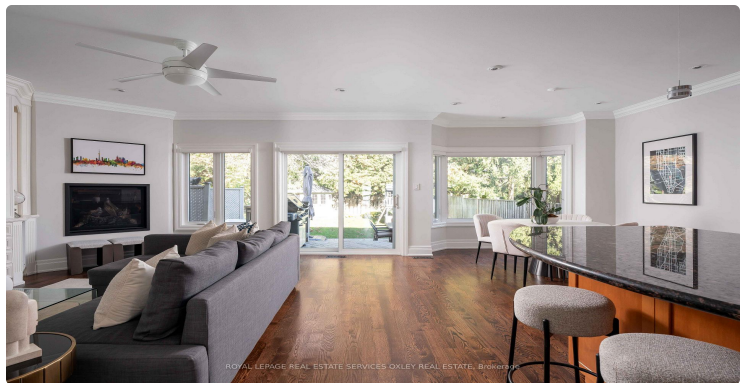
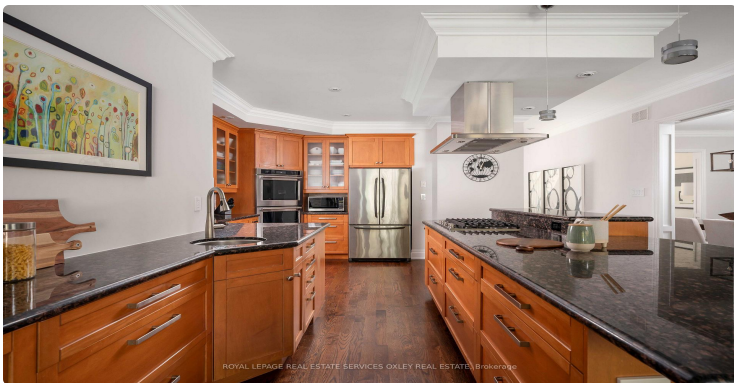
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Bay Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Crown Moulding, Pot Lights
Kitchen	Main	—	Breakfast Bar, Stone Counters, Stainless Steel Appl
Breakfast	Main	—	Hardwood Floor, Pot Lights, Bay Window
Family Room	Main	—	B/I Shelves, Gas Fireplace, W/O To Deck
Primary Bedroom	Second	—	Gas Fireplace, Walk-In Closet(s), 5 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, South View
Bedroom 3	Second	—	Hardwood Floor, Double Closet, South View
Bedroom 4	Second	—	Hardwood Floor, Double Closet, Skylight
Laundry	Second	—	Laundry Sink, Tile Floor
Recreation	Lower	—	Vinyl Floor, Above Grade Window, Heated Floor
Play	Lower	—	Heated Floor, Vinyl Floor, Double Closet
Bedroom	Lower	—	Heated Floor, Above Grade Window, B/I Closet
Bedroom	Basement	—	Heated Floor, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE

Email: pshaganenko@gmail.com

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.