



FOR SALE

DETACHED

MLS# C14124016

# 17 Rustywood Drive, Toronto, ON M3A 1R6

Parkwoods-Donalda, Toronto · M3A 1R6

C\$ 1,375,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 2         | 1,750 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Exceptional value in coveted Parkwoods-Donalda in Toronto! This well-maintained detached 4+1 bedroom, 2-bathroom home offers generous principal rooms, a functional layout, and plenty of potential to make it your own. The main level features a tiled entryway, spacious living and dining rooms with solid hardwood flooring, an eat-in kitchen with dishwasher, and a family room with hardwood flooring, an upgraded stone gas fireplace and walkout to the backyard through newer double-pane sliding doors. Four bedrooms are located on the upper level, while the lower level provides a fifth bedroom, recreation space, laundry room, workshop area, and ample storage. The private backyard features a large, professionally maintained saltwater pool, patio for outdoor dining and entertaining, mature trees, and a dedicated poolside storage structure. The pool liner and heater were updated in 2022. Additional updates include an upgraded electrical panel, newer windows, insulated garage door (2024), double-car garage, and a large private driveway. Conveniently located near parks, ravines, top-rated public and private schools, the Shops at Don Mills, and with easy access to the DVP and Highway 401. A fantastic opportunity to own in one of North York's most established and family-friendly neighbourhoods.

### FEATURES

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

### PROPERTY DETAILS

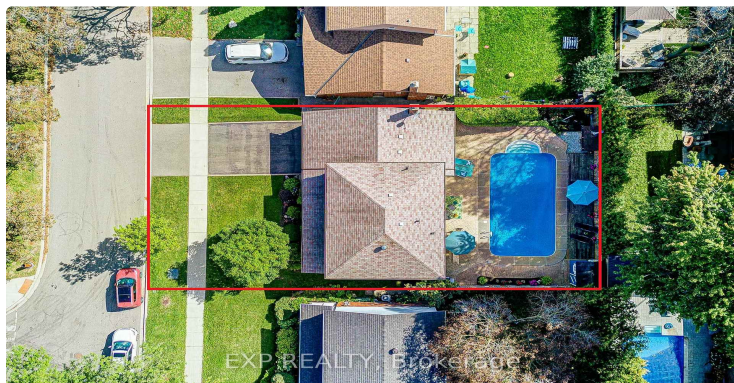
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | 2-Storey          |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | South             |
| AREA RANGE     | 1500-2000 sqft    |
| PARKING        | 4 spaces          |
| ANNUAL TAX     | \$7,247           |
| POSTAL CODE    | M3A 1R6           |
| NEIGHBOURHOOD  | Parkwoods-Donalda |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Large Window, Overlooks Frontyard |
| Dining Room | Main  | —          | Hardwood Floor, Large Window, Overlooks Backyard  |

| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                         |
|-----------------|--------|------------|--------------------------------------------------|
| Kitchen         | Main   | —          | B/I Dishwasher, Large Window, Overlooks Backyard |
| Family Room     | Main   | —          | Hardwood Floor, Stone Fireplace, Sliding Doors   |
| Primary Bedroom | Second | —          | Large Closet                                     |
| Bedroom 2       | Second | —          | Closet                                           |
| Bedroom 3       | Second | —          | Closet                                           |
| Bedroom 4       | Second | —          | Closet                                           |
| Recreation      | Lower  | —          | —                                                |
| Bedroom 5       | Lower  | —          | —                                                |
| Laundry         | Lower  | —          | Combined w/Workshop                              |
| —               | —      | —          | —                                                |

## GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

EXP REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.