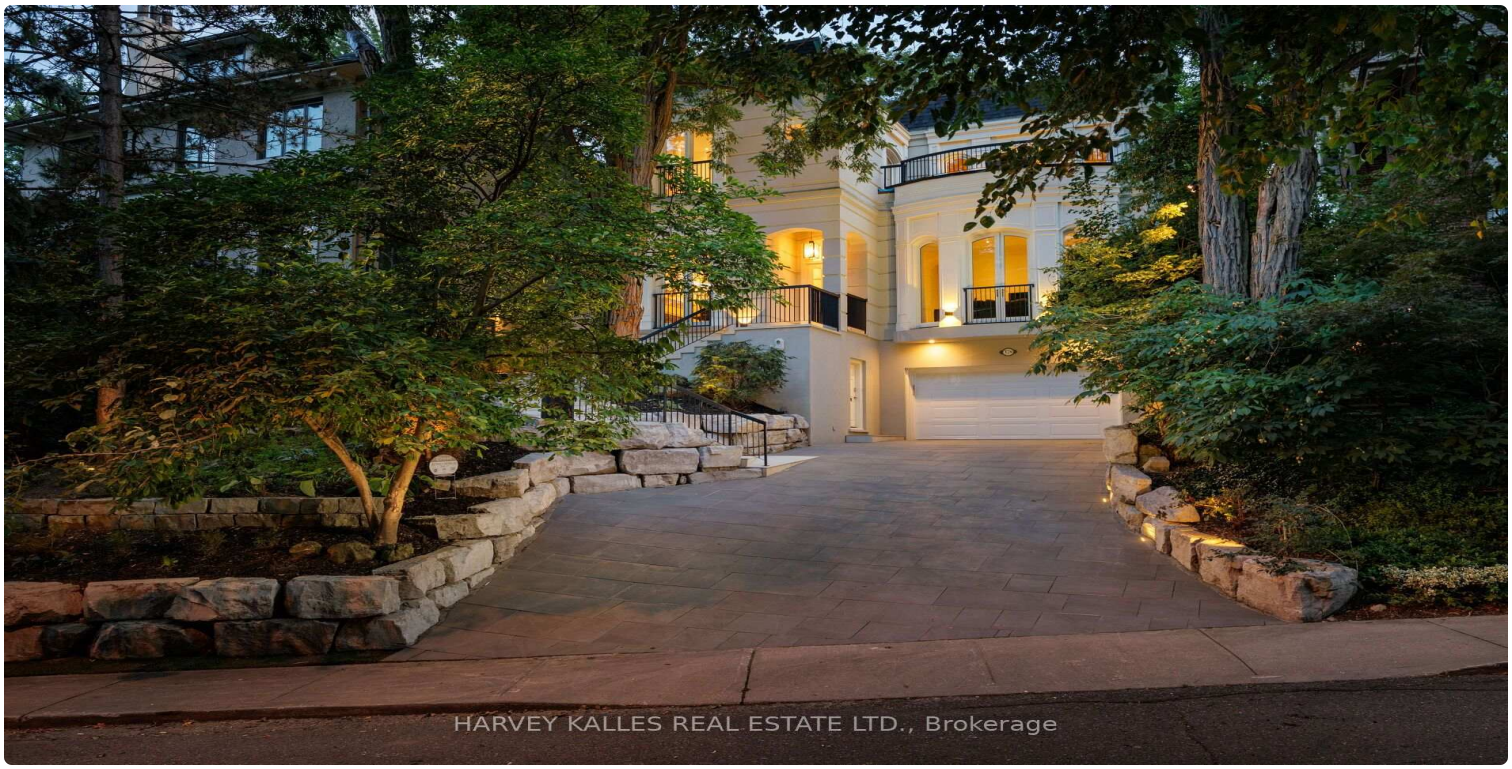


FOR SALE | DETACHED | MLS# C14145102

17A Avondale Road, Toronto, ON M4W 2R7

Rosedale-Moore Park, Toronto · M4W 2R7

C$ 6,999,000

4	5	3,250	6	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional DETACHED French Neoclassical residence on one of South Rosedale's most prestigious streets, this architecturally distinctive home offers approximately 4, 633 sq ft. of finished living space, incl. LL & attached two-car garage. Set on a quiet, private, tree-lined street, the residence enjoys remarkable curb appeal, commanding presence, and exceptional privacy. With 3+1 bedrooms, 5 bathrooms, and a unique multi-level design, it is a home of rare character and timeless elegance. Soaring 12-ft ceilings on the main floor, skylights, premium hardwood flooring, 3 fireplaces, arched French doors, private balconies, and a heated private driveway. The principal rooms unfold across multiple levels, with the formal living room flowing to the dining room and kitchen with breakfast area, while multiple walkouts connect to the gardens. A private main-floor office/family room offers a sophisticated retreat. Arched French doors open to a covered terrace and a romantic, Zen-inspired garden with cascading rock water feature, lush landscaping, and generous entertaining areas, creating a tranquil setting for al fresco dining, summer gatherings, and quiet mornings. Upstairs, the primary suite features a private balcony, expansive dressing room, and serene skylit five-piece ensuite. 2 additional bedrooms are bright and generously proportioned, with abundant storage and access to private terraces. The lower level offers flexible space for guests or a nanny suite with ensuite, a recreation/playroom or home office, laundry, ample storage & direct garage access. Ideally located near Rosedale PS, Branksome Hall, Ramsden Park, the Rosedale Valley trails, steps from the TTC, and the boutique shops & restaurants of Rosedale, Yorkville, Summerhill, and Yonge & Bloor. A rare offering in one of Toronto's most coveted neighbourhoods, where natural beauty, tranquil surroundings, and the city's finest amenities come together. Seller may consider selling the furniture for turnkey living.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

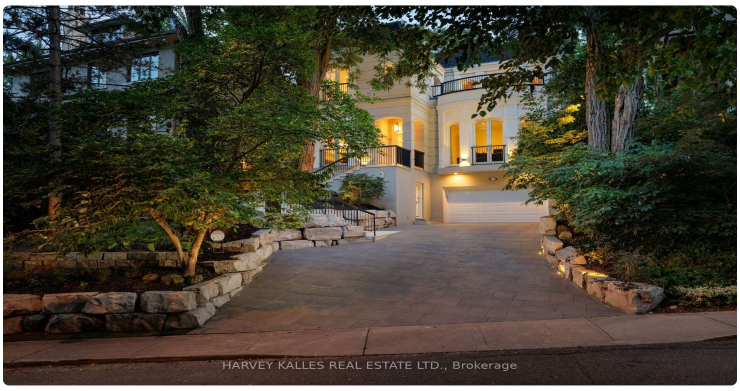
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AGE	31-50 years
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	$21,740
POSTAL CODE	M4W 2R7
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Gas Fireplace, Hardwood Floor, French Doors
Dining Room	Main	—	Gas Fireplace, French Doors, W/O To Terrace
Kitchen	Main	—	Eat-in Kitchen, Breakfast Bar, W/O To Garden
Family Room	Main	—	Gas Fireplace, Juliette Balcony, French Doors
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	Hardwood Floor, Double Closet, W/O To Balcony
Bedroom 3	Second	—	Broadloom, Crown Moulding, W/O To Balcony
Bedroom 4	Lower	—	4 Pc Ensuite, Double Closet, Broadloom
Recreation	Lower	—	Hardwood Floor, Pot Lights
—	Lower	—	Hardwood Floor, Pot Lights

GALLERY

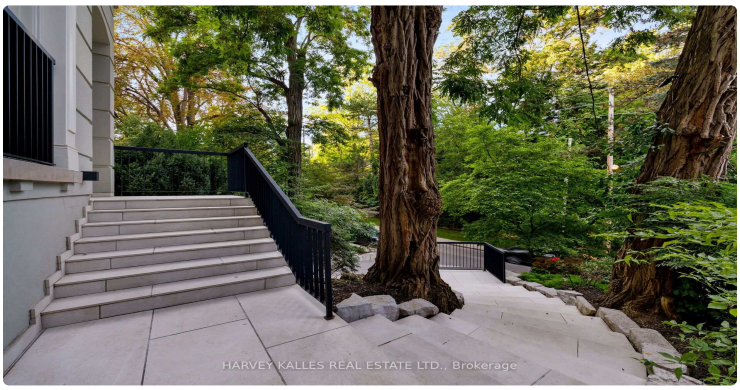

HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage

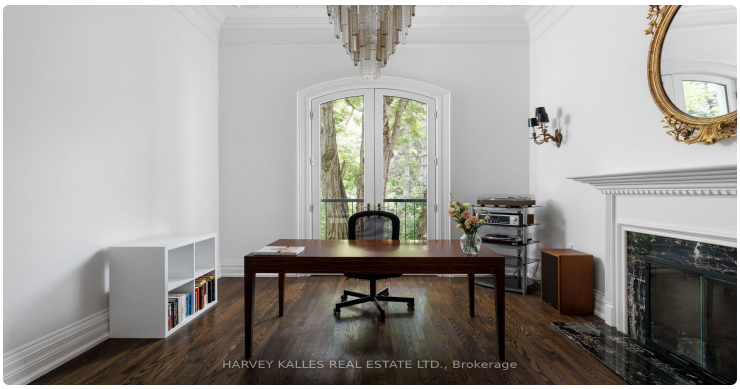

HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage




HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage




HARVEY KALLES REAL ESTATE LTD., Brokerage


HARVEY KALLES REAL ESTATE LTD., Brokerage

LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.