



FOR SALE

DETACHED

MLS# E13698770

2 Ledge Road, Toronto, ON M1M 1H1

Cliffcrest, Toronto · M1M 1H1

C\$ 1,999,999

4	3	3,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to your own private oasis in the Bluffs. This truly one-of-a-kind architect-designed ravine property sits on a full half-acre and offers a rare combination of privacy, nature, amazing wildlife, and stunning southeast-facing unobstructed views of the water. Surrounded by mature trees and natural beauty, this home feels peaceful and secluded while still being in the city. This mid-century modern style home was designed by an architect who studied under Frank Lloyd Wright, showcasing character, warmth, and a thoughtful connection to its natural surroundings. Built for entertaining, from intimate dinners to large gatherings, it features approximately 1,480 sq. ft. of decks and balconies, including a 550+ sq. ft. party deck, a 750+ sq. ft. wraparound deck, and two second-storey balconies. The great room is crowned by a soaring two-storey beamed ceiling and a massive Douglas Fir beam, creating a dramatic and memorable living space. The primary suite offers vaulted beam ceilings, a wall of windows facing the morning sunrise, and a private balcony tucked beneath the forest canopy. A separate two-room guest suite with bathroom features vaulted wood beam ceilings and a balcony overlooking the lake. An additional detached 360 sq. ft. studio/home office with 10-foot ceilings adds incredible flexibility. With hardwood flooring through the majority of the living space and the potential to reconfigure up to seven bedrooms, this home is as functional as it is unique. Minutes to Cudia Park, Sylvan Park, the Doris McCarthy Trail, and a 5 km waterfront trail. Near RH King, Cardinal Newman, and the new French Catholic Lamarche high school. A rare opportunity in one of Toronto's most scenic communities.

FEATURES

- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
FACING	West
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,768
POSTAL CODE	M1M 1H1
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Upper	—	Hardwood Floor, Walk-In Closet(s)

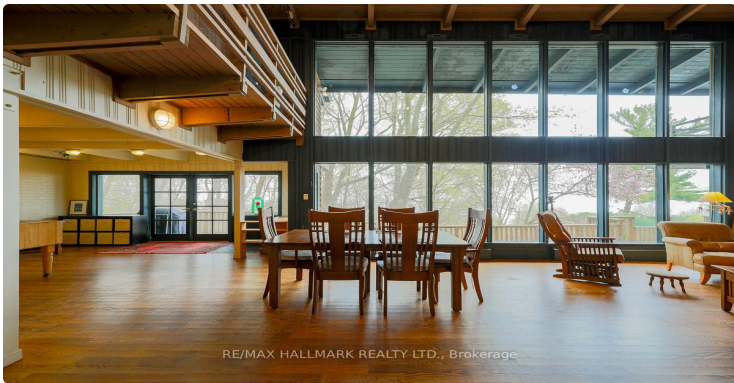
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RE/MAX HALLMARK REALTY LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Upper	—	Tile Floor
Bedroom 2	Upper	—	Hardwood Floor
Bathroom	Upper	—	Tile Floor
Bedroom 3	Upper	—	Hardwood Floor
Bedroom 4	Upper	—	Hardwood Floor
Living Room	Main	—	Hardwood Floor
Kitchen	Main	—	Hardwood Floor
Dining Room	Main	—	Hardwood Floor
Bathroom	Main	—	Tile Floor
Office	Main	—	Hardwood Floor
Recreation	Main	—	—
Laundry	Main	—	—
Utility Room	Main	—	—
Office	Ground	—	Hardwood Floor
Workshop	Ground	—	—
Workshop	Ground	—	—
Workshop	Ground	—	—

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.