



FOR SALE

DETACHED

MLS# E13773228

1 Ledge Road, Toronto, ON M1M 1H1

Cliffcrest, Toronto · M1M 1H1

C\$ 2,788,000

3	3	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A truly unique opportunity for a scenic Lake View Home with a detached studio on a 1.5 acre lot in The Scarborough Bluffs. The lot extends to a second frontage of 105 feet on exclusive Meadowcliffe Drive which offers the potential to sever and sell, to build, or to enjoy the entire natural parcel and its privacy. Set on a secluded hillside in the Cliffcrest neighborhood, this former Sea Captain's home delivers the feel of cottage life in the city. From its Meadowcliffe frontage of 105 feet, the property is 396 feet deep and widens to 206 feet. With its private location at the end of Ledge Road, this 2 storey home has an inverted floor plan designed to take advantage of its lofty perch and expansive lake views. The ground level features the entrance foyer, full bathroom, three bedrooms, storage and utility room. The primary bedroom has a 4-piece ensuite bathroom and all three bedrooms have walk-outs. A solid oak staircase leads to the sun-filled upper level with its open-concept living, dining and kitchen plus a home office, 2-piece bathroom and laundry. This upper floor steps out to a generous wrap-around deck with south, east, and west exposures. The gas furnace, air conditioner and Generac generator were new in 2022.The property also includes a detached multi-purpose studio built to maximize natural light through large windows and skylights. Fully insulated, the studio has gallery lighting, hardwood flooring, electric heat, a wood-burning stove, a loft and double barn doors for easy access. An inspiring space for creativity. Must be seen to truly appreciate this gem which is offered for the first time in 40 years. * Open House Sunday CANCELLED *

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Lake/Pond
- ✓ Park
- ✓ Ravine
- ✓ Public Transit

PROPERTY DETAILS

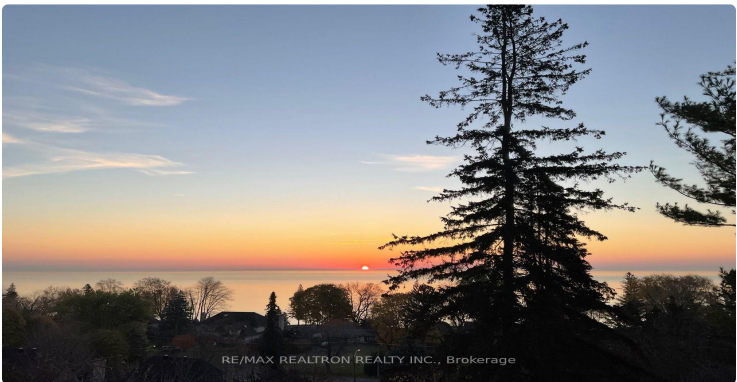
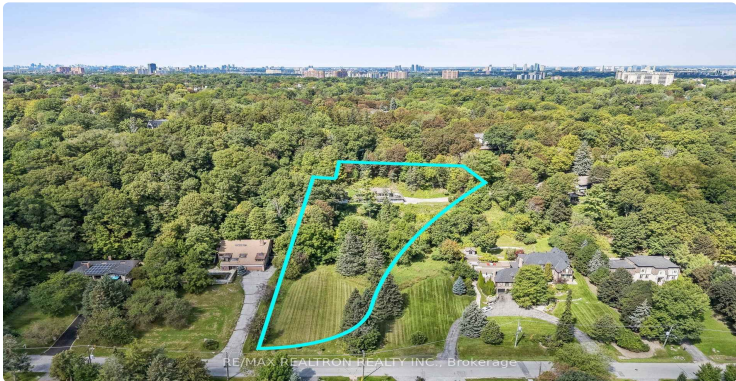
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,256
POSTAL CODE	M1M 1H1
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	—	Walk-Out
Bedroom 2	Ground	—	Walk-Out, Double Closet
Primary Bedroom	Ground	—	Walk-Out, Double Closet, 4 Pc Ensuite
Furnace Room	Ground	—	—
Other	Ground	—	—
Sitting	Second	—	W/O To Deck
Dining Room	Second	—	W/O To Deck
Living Room	Second	—	Walk-Out
Kitchen	Second	—	—
Office	Second	—	—
Laundry	Second	—	—

GALLERY





LISTING AGENT

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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.