



FOR SALE DETACHED MLS# E13797136

20 Gradwell Drive, Toronto, ON M1M 2M9

Cliffcrest, Toronto · M1M 2M9

C\$ 1,399,999

3	4	1,750	5	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled in the heart of the highly sought-after Bluffs community, this custom-built residence offers a rare blend of architectural integrity, comfort, and character. Thoughtfully constructed with solid concrete floors and efficient radiant in-floor heating throughout, this home was built with quality and longevity in mind - delivering a level of craftsmanship rarely found in today's market. Featuring 3 spacious bedrooms and 4 well-appointed bathrooms, the home offers an ideal layout for both everyday living and entertaining. Large principal rooms are filled with natural light and complemented by warm finishes, creating an inviting atmosphere throughout. The unique construction and design provide excellent sound insulation, energy efficiency, and a solid feel that truly sets this property apart. The heart of the home offers generous living and dining spaces, seamlessly flowing into a functional kitchen perfect for hosting family and friends. Each bedroom provides ample space and privacy, while the bathrooms have been thoughtfully designed to combine style and practicality. The radiant heated concrete floors add an unmatched level of comfort and luxury year-round. This is not a cookie-cutter home - it is a well-engineered, carefully maintained property with character and substance. Ideal for buyers who appreciate quality construction, unique design elements, and the peace of mind that comes with a truly well-built home. Situated in a desirable Scarborough neighbourhood close to parks, excellent schools, transit, shopping, and the scenic Scarborough Bluffs, this one-of-a-kind residence offers a rare opportunity to own a distinctive home in an established community. A truly special property that must be experienced to be fully appreciated. Heated driveway, upper level laundry. Photos are from previous staging.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Marina
- ✓ Fenced Yard
- ✓ School

PROPERTY DETAILS

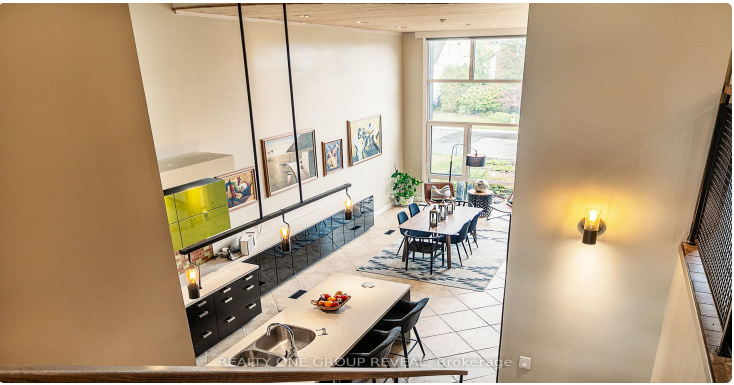
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	West
AGE	6-15 years
AREA RANGE	1500-2000 sqft
PARKING	5 spaces
ANNUAL TAX	\$8,370
POSTAL CODE	M1M 2M9
NEIGHBOURHOOD	Cliffcrest

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Quartz Counter, Combined w/Dining, Tile Floor
Dining Room	Main	—	Combined w/Kitchen, Large Window
Bedroom	Second	—	4 Pc Bath, Large Window, Large Closet
Bedroom 2	Second	—	2 Pc Ensuite, W/O To Balcony, Overlooks Park
Living Room	Lower	—	Gas Fireplace, W/O To Patio, Large Window
Bedroom 3	Lower	—	Tile Floor, Large Window
Workshop	Sub-Basement	—	Unfinished
Bathroom	Lower	—	3 Pc Bath
Bathroom	Basement	—	2 Pc Bath
Bathroom	Second	—	4 Pc Ensuite
Bathroom	Second	—	3 Pc Ensuite
Office	Second	—	Overlooks Dining

GALLERY





LISTING AGENT

Pavel Shaganenko

REALTY ONE GROUP REVEAL

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.