



FOR SALE

DETACHED

MLS# E13843028

20 Kildonan Drive, Toronto, ON M1N 3B5

Birchcliffe-Cliffside, Toronto · M1N 3B5

C\$ 1,399,000

7	5	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some homes offer more bedrooms. Some offer a better location. Few offer both. Steps from the Lake Ontario waterfront in sought-after Birchcliffe-Cliffside, 20 Kildonan Drive delivers exceptional space and flexibility on a generous 30 x 130 ft lot. This rare detached 2.5-storey residence offers 2,622 sq. ft. across the main, second and third floors, plus a fully finished basement apartment - over 3,800 sq. ft. of total finished living space. The sun-filled main home features 5 bedrooms and 3.5 bathrooms, ideal for growing and multi-generational families. The expansive main floor flows seamlessly between the living, dining and family rooms, with the family room overlooking the backyard. The second floor hosts a private primary retreat with ensuite, walk-in closet and an impressive 18-ft balcony, plus two additional bedrooms and convenient second-floor laundry. The third level adds two more generous bedrooms, a full bath and a bright skylit sunroom - perfect as a reading nook or work-from-home escape. Adding even more versatility: a fully self-contained 1,186 sq. ft. 2-bedroom basement apartment with separate entrance, full kitchen and its own laundry - ideal for extended family, independent living or income potential. Outside, a private backyard with multiple seating areas awaits summer evenings with family and friends. Walk to the Waterfront Trail, Crescentwood Park, Rosetta McClain Gardens and Hunt Club Golf Course. Kingston Road cafes, restaurants and shops are nearby, while excellent schools, TTC access and convenient commuting routes keep you connected. Updated with a tankless water heater (2026), A/C (2023), and new fridge and stove (2022), this move-in-ready home is a rare find in one of Toronto's most desirable lakeside neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ School

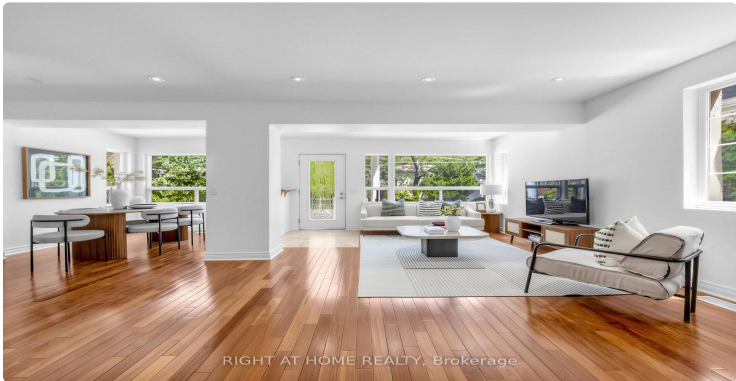
PROPERTY DETAILS

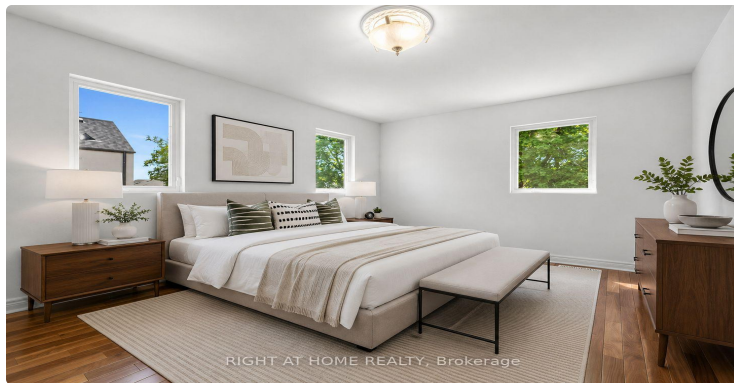
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,384
POSTAL CODE	M1N 3B5
NEIGHBOURHOOD	Birchcliffe-Cliffside

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Pot Lights, Large Window
Dining Room	Main	—	Large Window, Hardwood Floor, Overlooks Frontyard
Kitchen	Main	—	Breakfast Bar, Stainless Steel Appl, Custom Backsplash
Family Room	Main	—	Hardwood Floor, W/O To Deck, Casement Windows
Primary Bedroom	Second	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 2	Second	—	Mirrored Closet, Overlooks Backyard, Hardwood Floor
Bedroom 3	Second	—	Mirrored Closet, Casement Windows, Hardwood Floor
Bedroom 4	Third	—	Skylight, Hardwood Floor, Semi Ensuite
Bedroom 5	Third	—	Hardwood Floor, Skylight, Overlooks Backyard
Kitchen	Basement	—	Combined w/Living, Stainless Steel Appl, Laminate
Living Room	Basement	—	Combined w/Kitchen, Laminate, Electric Fireplace
Bedroom	Basement	—	Laminate, Mirrored Closet, Above Grade Window
Bedroom	Basement	—	Laminate, Above Grade Window
Den	Basement	—	Laminate, Above Grade Window, French Doors
Dining Room	Basement	—	Laminate, Above Grade Window
Sunroom	Third	—	Skylight, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.