

FOR SALE | DETACHED | MLS# E14147268

101 Northdale Boulevard, Toronto, ON M4B 1X1

O'Connor-Parkview, Toronto · M4B 1X1

C$ 2,589,999

6	4	2,750	4	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Distinguished Custom-Built Residence In Prestigious Parkview Hills, Privately Set On A 213'+ Deep Ravine Lot Overlooking The Don River Ravine On A Quiet Cul-De-Sac. Offering Over 3,700+ Sq. Ft. Of Total Living Space. This Home Offers A Rare Balance Of Privacy, Comfortable Living And A Connection To The Surrounding Ravine Landscape. The Main Level Is Filled With Natural Light, Featuring High Ceilings And Expansive Windows Framing Serene Ravine Views. A Home Office With Custom Built-Ins And A Foyer With Step-In Closet, Built-In Cubbies & Bench Seating Add Everyday Functionality. The Open-Concept Kitchen Anchors The Main Living Spaces, While The Living Room Features Custom Cabinetry, Fireplace, Integrated Speakers And Ravine Views, With Direct Walkout To The Deck. The Outdoors Extends The Living Space Naturally. A Seating Area At The Far End Of The Lot Offers Valley Views. Outdoor Speakers Extend The Entertaining Experience, While A Private Pickleball Court Offers A Unique Space For Recreation & Entertaining, With Room For Additional Seating. Irrigation Enhances The Grounds. Upstairs, 4 Generous Bedrooms Include A Spacious Primary Retreat With Walk-In Closet, Custom Built-Ins & Ensuite. 2nd-Floor Laundry Adds Convenience, While A 12-Ft. Ceiling Family Room Above The Garage Creates A Bright Additional Living Space. 4 Skylights Bring Natural Light To The Family Room & Upper Hallway. The Finished Lower Level Offers A Recreation Room, 2 Additional Bedrooms, 3pc Bath & Ample Storage, Providing Flexible Space For Guests. One Bedroom Is Currently Used As A Home Gym, While Roughed-In Heated Floors Offer Further Potential. Enjoy Quick Access To The New 3.3 Km Paved East Don Trail, Ravine Trails, Parks, Schools & Shopping. Downtown Toronto Is Approx. 25 Mins. Away. A Rare Opportunity To Enjoy A Custom Home, Beautiful Ravine Setting & A Lifestyle That Brings Nature, Privacy & Entertaining Together.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Ravine
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

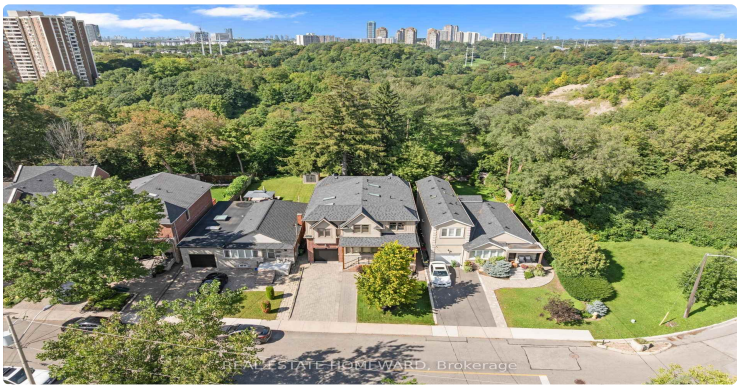
PROPERTY DETAILS

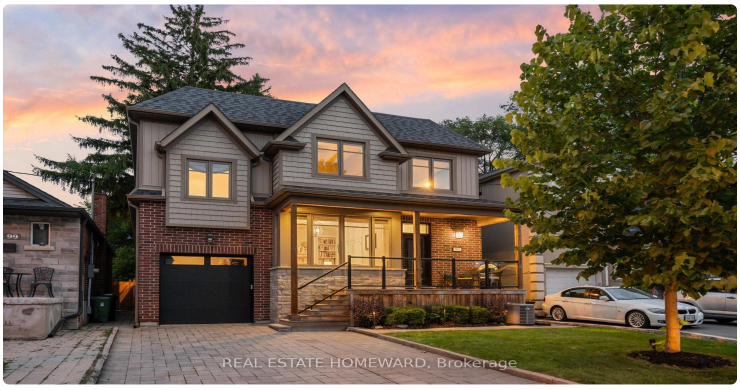
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AGE	6-15 years
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	$13,506
POSTAL CODE	M4B 1X1
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

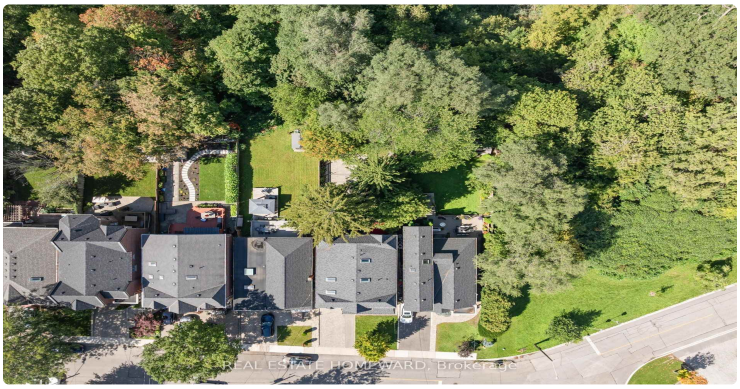
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	B/I Bookcase, Fireplace, Overlooks Ravine
Dining Room	Main	—	W/O To Deck, Combined w/Living, Overlooks Ravine
Kitchen	Main	—	Centre Island, Quartz Counter, Overlooks Ravine
Office	Main	—	B/I Bookcase, French Doors, Large Window
Family Room	In Between	—	Skylight, Hardwood Floor, Window
Primary Bedroom	Second	—	Walk-In Closet(s), 5 Pc Ensuite, Overlooks Ravine
Bedroom 2	Second	—	Overlooks Ravine, Hardwood Floor, Window
Bedroom 3	Second	—	Hardwood Floor, Window, Overlooks Frontyard
Bedroom 4	Second	—	Hardwood Floor, Window, Overlooks Frontyard
Recreation	Basement	—	Built-in Speakers, Carpet Free, Pot Lights
Bedroom	Basement	—	Carpet Free, Large Closet, Window
Bedroom	Basement	—	Carpet Free, Closet, Window

GALLERY


REAL ESTATE HOMEWARD, Brokerage


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LISTING AGENT

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Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.