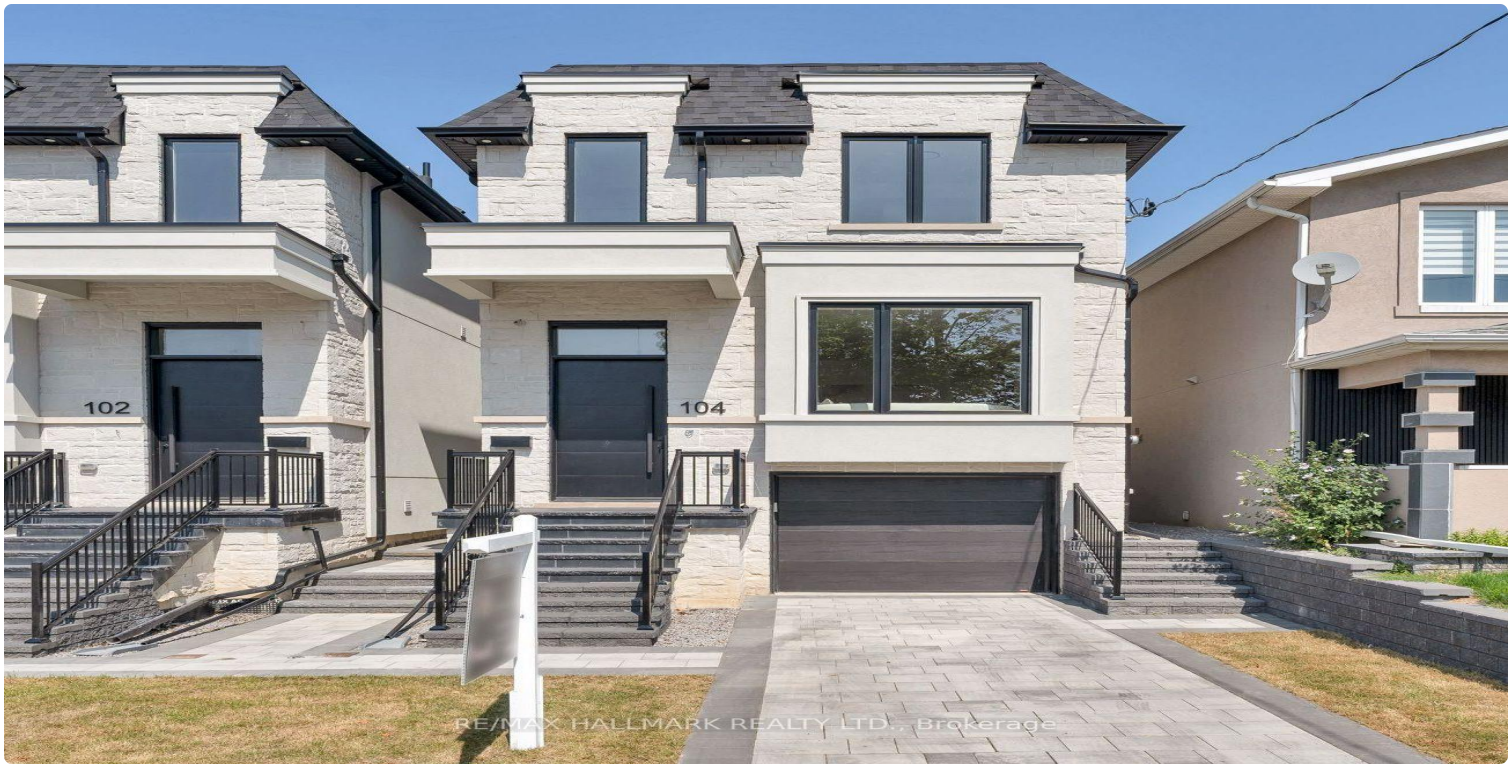


FOR SALE | DETACHED | MLS# E14148114

104 Yardley Avenue, Toronto, ON M4B 2B1

O'Connor-Parkview, Toronto · M4B 2B1

C$ 1,729,000

5	5	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Meet 104 Yardley Ave, a brand-new masterpiece by Blue Valley Homes (Tarion-certified), redefining contemporary luxury in the heart of East York. Spanning four beautifully finished levels, this stunning detached home showcases soaring 10-ft ceilings, and a striking powder room featuring rich walnut slat panelling and an elegant vessel sink. The chef-inspired kitchen impresses with a gas range and pot filler, double wall ovens, built-in appliances, smoked glass upper cabinetry, and a dramatic quartz waterfall island overlooking the bright, open-concept living and dining area. A glass-panel floating staircase leads to the skylit upper level, where the primary suite offers a custom walk-in closet and a luxurious five-piece ensuite with matte black fixtures, double vessel sinks, a freestanding soaker tub, and a frameless glass shower. Three additional bedrooms with tray ceilings are complemented by two beautifully appointed bathrooms, including one with a skylit soaker tub. Upper-level laundry adds everyday convenience. The fully finished walk-out lower level features a fifth bedroom, three-piece bathroom, and private entrance, ideal for multigenerational living, guests, or a dedicated work-from-home space. Outside, enjoy a cedar deck, privacy screens, a fully fenced yard, and a stone paver patio. Additional features include a built-in garage, two parking spaces, central A/C, a full Tarion warranty, and HST included. Steps to Topham Park and minutes to the DVP, TTC, and Eglinton Crosstown. A remarkable opportunity to experience elevated East York living.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

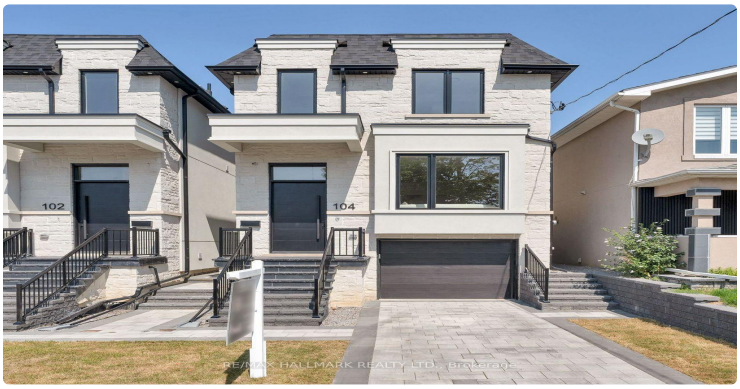
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$3,637
POSTAL CODE	M4B 2B1
NEIGHBOURHOOD	O'Connor-Parkview

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Porcelain Floor, Closet, Overlooks Living

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Open Concept, Bay Window
Dining Room	Main	—	Pot Lights, Combined w/Living, Open Concept
Kitchen	Main	—	B/I Appliances, Centre Island, Open Concept
Primary Bedroom	Second	—	Large Window, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	—	Large Window, 4 Pc Bath, Closet
Bedroom 3	Second	—	Semi Ensuite, Closet
Bedroom 4	Second	—	Large Window, Semi Ensuite, Closet
Recreation	Lower	—	Pot Lights, Walk-Out
Bedroom 5	Lower	—	Closet, Window

GALLERY













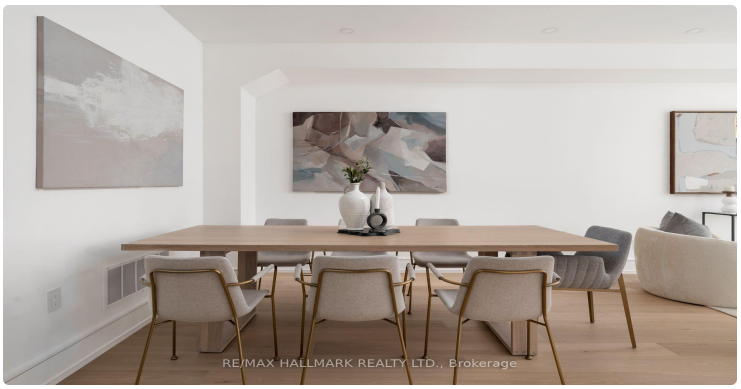





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LISTING AGENT

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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.