

FOR SALE | DETACHED | MLS# E14159742

53 Moreau Trail, Toronto, ON M1L 4V3

Clairlea-Birchmount, Toronto · M1L 4V3

C$ 1,498,000

5	4	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Spectacular ravine-backing home in Clairlea-Warden Woods! Built by Ballantry Homes in 1999 and lovingly maintained by its original owners, this impressive all-brick detached residence offers approx. 2,435 sq. ft. above grade plus a fully finished walkout lower level. One of the builder's most desirable floor plans, with 4+1 bedrooms, 4 bathrooms and generous spaces for growing or multigenerational families. A welcoming foyer opens to a bright living room with expansive west-facing windows and an elegant dining room framed by classical columns. Solid oak floors throughout the main and second levels complement the upgraded oak staircase. The spacious kitchen features quartz counters, solid oak cabinetry and abundant storage, opening to a sunlit breakfast area overlooking the Taylor-Massey Creek ravine. Step out to an expansive deck with sweeping 180-degree woodland views, ideal for dining or relaxing outdoors. The adjoining family room features a marble clad three-sided gas fireplace. Beneath a vaulted ceiling and skylight, the oak staircase leads to four spacious bedrooms. The primary suite offers a 5-piece ensuite and exceptionally large walk-in closet; a west-facing bedroom features its own vaulted ceiling and Palladian window. The finished walkout lower level offers a generous recreation room with a large window and sliding doors to a level, fenced backyard with a gate opening onto adjoining ravine lands. A fifth bedroom, 3-piece bath, Mexican terracotta tile floors and direct interior access to the built-in double garage add flexibility. A durable metal roof and parking for up to six vehicles complete the home. Enjoy nearby Gus Harris Trail, excellent local schools, short walk to Warden Subway Station and GO rail service, plus parks, hiking, shopping and healthcare amenities. A rare blend of space, comfort, convenience and natural beauty!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ River/Stream

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	$7,259
POSTAL CODE	M1L 4V3
NEIGHBOURHOOD	Clairlea-Birchmount

GALLERY


Johnston & Daniel, Brokerage


Johnston & Daniel, Brokerage


Johnston & Daniel, Brokerage

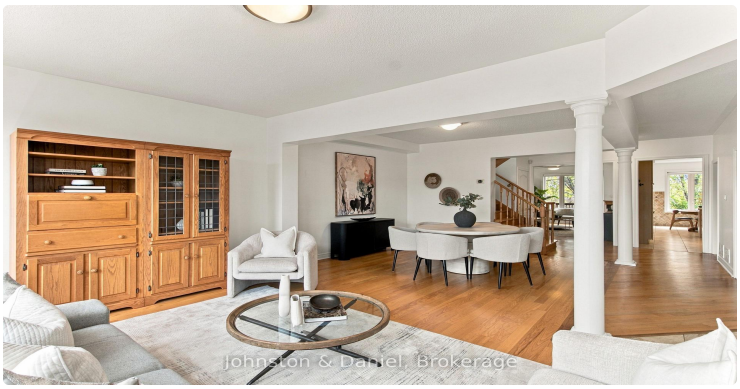

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LISTING AGENT

Pavel Shaganenko

JOHNSTON & DANIEL

Email: pshaganenko@gmail.com

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