



FOR SALE

DETACHED

MLS# W13607952

39 Yorkleigh Avenue, Toronto, ON M9P 1Y3

Humber Heights, Toronto · M9P 1Y3

C\$ 2,899,000

4	3	2,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 39 Yorkleigh Ave, Set within one of Etobicoke's most prestigious enclaves in Humber Heights. Surrounded by mature trees and complete privacy, this property offers a lifestyle seldom found within the city. This stately home's stone facade, manicured gardens, and inviting front porch create an elegant, character-rich setting grounded in nature. Inside, the home unfolds with distinctive timeless charm. The eat-in kitchen featuring breakfast area with walk out to yard, the dining room, features its wood burning fireplace, designed for intimate entertaining. The second floor offers 4 bedrooms, primary suite with double closets, and a 3-piece bath. The lower level adds, rec. room, kitchen, laundry, ideal for extended family or multi-generational living. Outdoors, the grounds are truly exceptional, with gardens, seating areas, THIS PROPERTY CAN BE PURCHASED AS A COMPLETE PACKAGE OR A BUILDING LOT OF 55X145 LISTED ON MLS # w13607972, located near Douglas B. Ford Park, scenic trails, reputable schools, shopping centres and easy access to Hwy 401 & 427.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$7,082
POSTAL CODE	M9P 1Y3
NEIGHBOURHOOD	Humber Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Ceramic Floor, Breakfast Area, W/O To Yard
Dining Room	Main	—	Hardwood Floor
Living Room	Main	—	Hardwood Floor, Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Main	—	Hardwood Floor
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Large Closet
Bedroom 3	Second	—	Hardwood Floor, Mirrored Closet
Bedroom 4	Second	—	Hardwood Floor, Large Closet
Recreation	Basement	—	Ceramic Floor, Above Grade Window
Kitchen	Basement	—	Ceramic Floor
Laundry	Basement	—	Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.