



FOR SALE

DETACHED

MLS# W13628856

223 Riverside Drive, Toronto, ON M6S 4A8

High Park-Swansea, Toronto · M6S 4A8

C\$ 2,995,000

4	4	2,750	5	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Riverside Drive Residence. Rarely available 75' by 226' Ravine Lot. Solid Family Home with space to grow into. Gracious Living room centered around a stately open gas fireplace. Dining room with views to the wooded backyard. Mid Century modern eat-in Kitchen with access to the elevated oversized deck - perfect for morning coffee or twilight wine. Convenient powder room and covered access to the double car garage complete the main floor. Four generous bedrooms on the second - primary with a 3 piece ensuite overlooking the ravine. Wonderful potential to develop the loft attic. (Make sure to walk up the stairs and view) Above grade walk out basement to stone patio from the home office/bedroom. Full size recreation/games room - billiards anyone? Separate laundry room plus ample storage in the utility room. Steps to "Lucy Maud Montgomery" Parkette. All the above on a coveted street in Swansea with easy walking access to the Subway, Bloor West Village Shops & Restaurants, The Old Mill and Humber River Trails. 12 minutes to the financial district and minutes to the Martin Goodman Trail Boardwalk siding onto Lake Ontario. Fantastic School Districts. Move in, live and personalize at your leisure.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	East
AGE	51-99 years
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$18,546
POSTAL CODE	M6S 4A8
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Slate Flooring, Hardwood Floor, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Gas Fireplace, Crown Moulding
Dining Room	Ground	—	Wainscoting, Hardwood Floor, Overlooks Ravine
Kitchen	Ground	—	Stainless Steel Appl, 2 Pc Ensuite, W/O To Deck
Other	Ground	—	Wood, East View, Overlooks Ravine
Primary Bedroom	Second	—	His and Hers Closets, Overlooks Ravine, 3 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, His and Hers Closets, Overlooks Frontyard
Bedroom 3	Second	—	Overlooks Frontyard, Hardwood Floor
Bedroom 4	Second	—	Broadloom, Overlooks Backyard
Recreation	Basement	—	Closed Fireplace, Above Grade Window, Broadloom
Office	Basement	—	W/O To Patio, Double Closet, B/I Shelves
Game Room	Basement	—	Broadloom, French Doors
Laundry	Basement	—	Closet
Utility Room	Basement	—	B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY REALTY

Email: pshaganenko@gmail.com

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.