



FOR SALE

CONDO APARTMENT

MLS# W13651990

1135 Royal York Road 312, Toronto, ON M9A 0C3

Edenbridge-Humber Valley, Toronto · M9A 0C3

C\$ 729,000

3	2	950	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to The James Club in Edenbridge-Humber Valley, one of Etobicoke's most desirable communities. Perfectly situated across the street from the newly renovated Humbertown Shopping Centre, this bright and spacious 2-bedroom + den, 2-bath includes 1 Parking and 1 Locker. This residence offers an open-concept layout, abundant natural light, and a functional split-bedroom floor plan. Step out onto your private balcony and enjoy the bright, airy living space. The den, complete with elegant French doors, is ideal for a home office, study, or flexible living space. Residents enjoy the comfort of a well-managed, amenity-rich building surrounded by lush parks, scenic walking trails, and top-rated schools, with convenient access to public transit and major highways. Experience the perfect blend of comfort, convenience, and lifestyle in one of Etobicoke's most sought-after neighbourhoods. Please note unit is smoke free and pet free.

FEATURES

- ✓ Garage
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,606
POSTAL CODE	M9A 0C3
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Open Concept, Granite Counters, Stainless Steel Appl
Living Room	Flat	—	W/O To Balcony, Laminate, Combined w/Dining
Primary Bedroom	Flat	—	4 Pc Ensuite, Walk-In Closet(s), Broadloom
Bedroom 2	Flat	—	Large Window, Broadloom, Irregular Room
Den	Flat	—	Laminate, French Doors

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.