



FOR SALE

DETACHED

MLS# W13685600

1 Edgebrook Drive, Toronto, ON M9V 1E1

Thistletown-Beaumonde Heights, Toronto · M9V 1E1

C\$ 899,000

4	2	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To 1 Edgebrook Dr! A Truly Unique 2-Storey Detached Home Situated On A Large Premium Corner Lot In The Desirable Thistletown-Beaumonde Heights Community. Thousands Spent On Renovations In 2021. Features Spacious Living Areas, A Bright Centrally Heated Sun room, A Welcoming Front Patio/Deck And Multiple Walkouts To The Yard And Garden From The Dining Area, Breakfast Area And Sun room. Enjoy 4-Car Parking Plus A Finished Basement With Separate Entrance, Kitchen And Washroom Offering Excellent Additional Income Potential. Conveniently Located Close To TTC, Schools, Parks, Trails, Humber Valley Golf Course, Shopping And Everyday Amenities, With Easy Access To Highways 401, 400 And 427. A Rare Home Offering Space, Character, Privacy And Versatility In The City!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

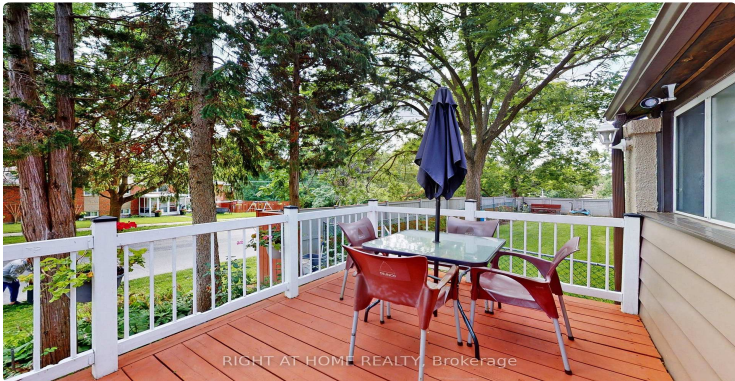
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Apartment, Finished
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$4,101
POSTAL CODE	M9V 1E1
NEIGHBOURHOOD	Thistletown-Beaumonde Heights

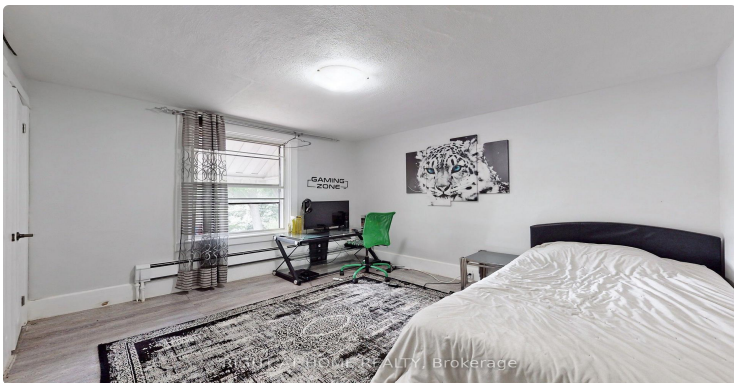
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, W/O To Yard
Dining Room	Main	—	Hardwood Floor, W/O To Yard, Sliding Doors
Kitchen	Main	—	Tile Floor, Granite Counters, B/I Microwave

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Tile Floor, W/O To Garden
Sunroom	Main	—	Tile Floor, W/O To Yard, Combined w/Laundry
Laundry	Main	—	Tile Floor, Combined w/Sunroom
Primary Bedroom	Main	—	Broadloom, B/I Closet, Overlooks Garden
Bedroom 2	Second	—	Laminate, Large Window
Bedroom 3	Second	—	Laminate, Large Window
Kitchen	Basement	—	—
Bedroom 4	Basement	—	Laminate, Above Grade Window
Dining Room	Basement	—	Laminate, Above Grade Window
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.