



FOR SALE

DETACHED

MLS# W13691006

25 Bearwood Drive, Toronto, ON M9A 4G5

Edenbridge-Humber Valley, Toronto · M9A 4G5

C\$ 3,499,000

5	5	4,250	6	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity on a serene cul-de-sac in the coveted Edenbridge-Humber Valley neighbourhood! Completely renovated and redesigned throughout, this stunning 5-bedroom, 5-washroom home combines modern luxury with an incredibly private setting. Soaring ceilings, engineered hardwood throughout, heated floors, exposed brick and a dramatic floating staircase with glass railings! The newly opened-up designer kitchen features premium Miele appliances and flows seamlessly into the spacious living and dining areas. An impressive 3-storey wall of windows overlooks the resort-style backyard with a heated in-ground pool, stone patio and lush, private surroundings. No neighbours directly across, with beautiful ravine and treetop views adding to the sense of privacy! Spacious bedrooms and beautifully renovated bathrooms, including an expanded primary ensuite and walk-in closet, plus added closet space throughout. The lower level features a second kitchenette with dishwasher, wine fridge and mini fridge, plus multiple walk-outs to the backyard! New washer & dryer, new garage door and expanded interlock driveway with integrated lighting. Private drive and garage. Located in the top-rated school district, walking distance to James Gardens and transit, with an easy commute to the city and close proximity to Lambton, Islington and St. George's Golf Clubs!

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full
FACING	South
AGE	31-50 years
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,520
POSTAL CODE	M9A 4G5
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

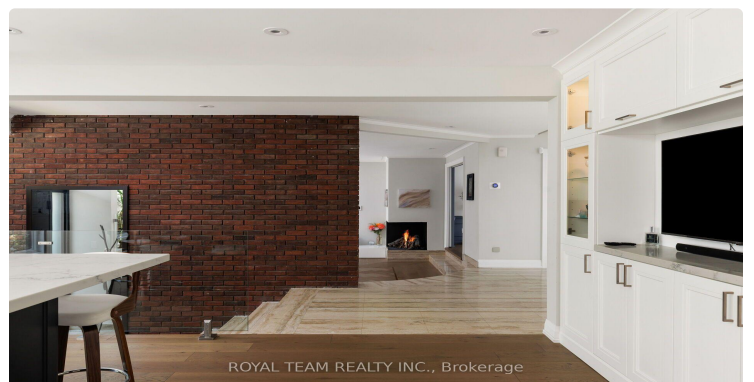
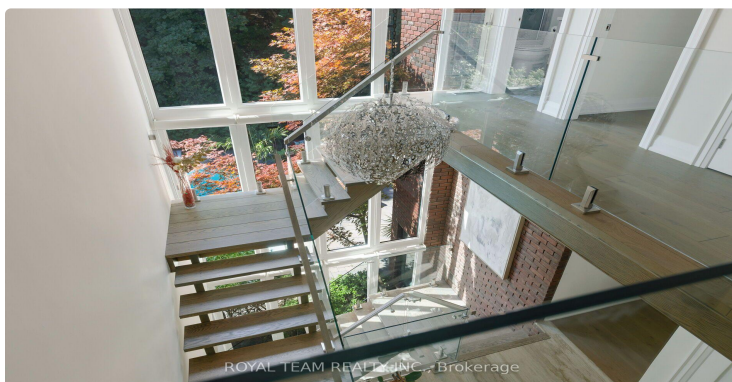
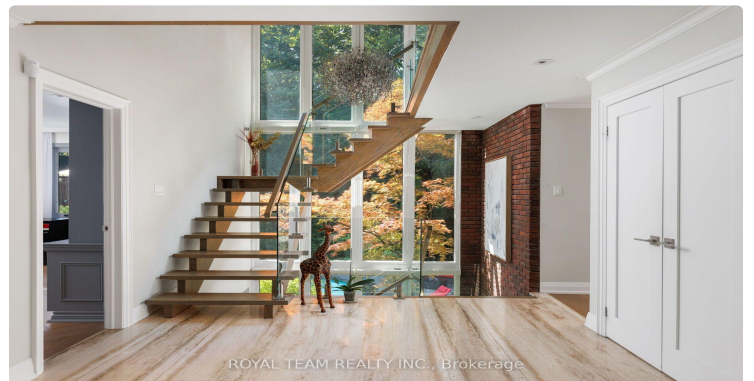
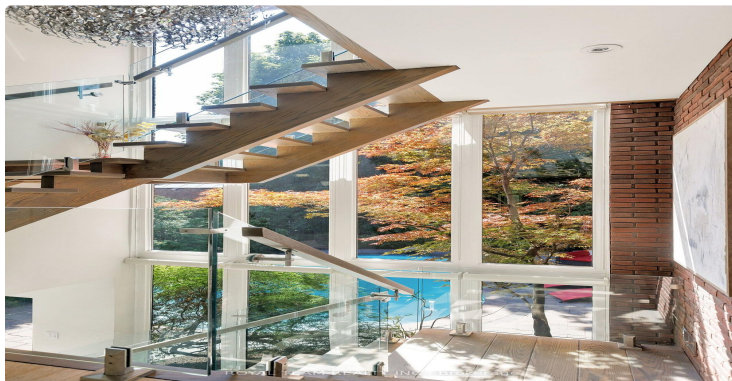
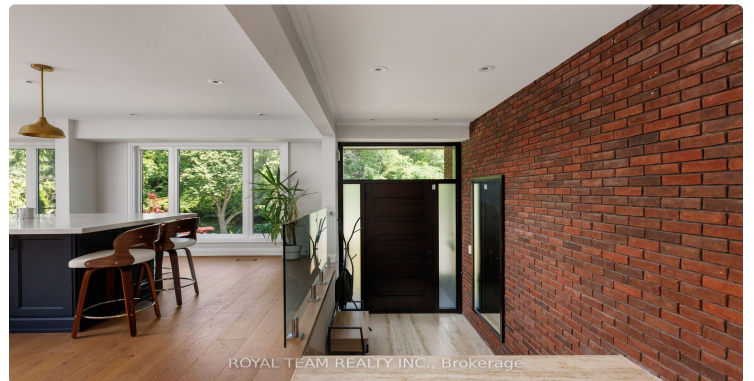
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	6.13 x 5.18	Pot Lights, Fireplace

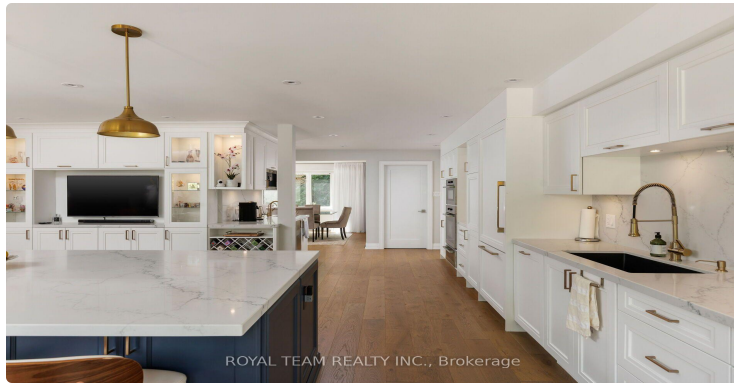
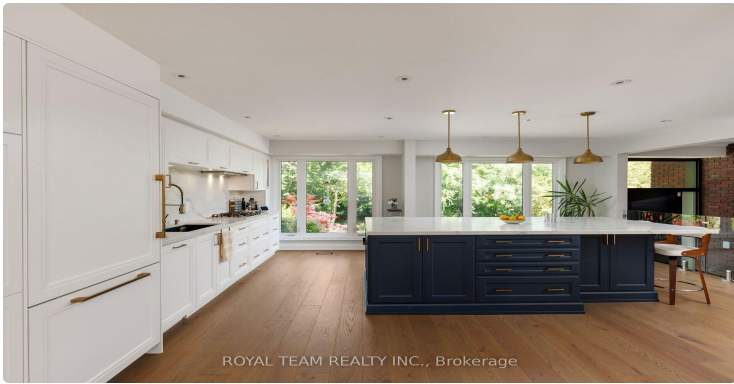
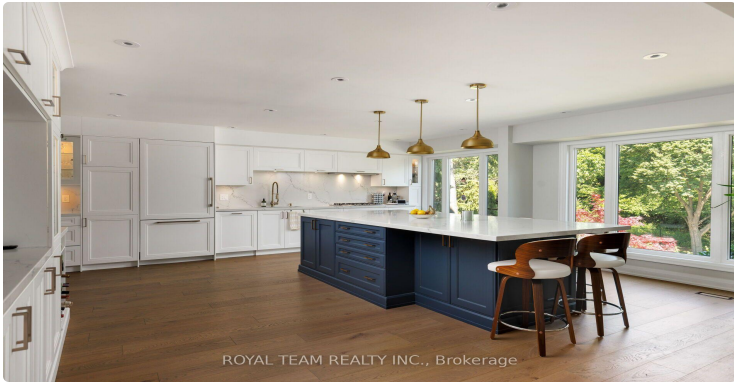
25 Bearwood Drive, Toronto, ON M9A 4G5

ROYAL TEAM REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	5.91 x 3.23	Picture Window
Kitchen	Main	7.55 x 3.59	Pot Lights, Backsplash, Quartz Counter
Family Room	Main	3.72 x 4.18	Picture Window, B/I Shelves, Porcelain Floor
Library	Main	4.79 x 3.93	Crown Moulding, Wainscoting, Pocket Doors
Primary Bedroom	Upper	6.37 x 6.16	Crown Moulding, Walk-In Closet(s), 4 Pc Ensuite
Bedroom 2	Upper	4.17 x 3.47	Pot Lights, Crown Moulding, Large Closet
Bedroom 3	Upper	5.82 x 3.90	Ceiling Fan(s), Walk-In Closet(s), Picture Window
Bedroom 4	Upper	3.69 x 3.69	Crown Moulding, Hardwood Floor
Recreation	Lower	4.82 x 12.83	Pot Lights, Fireplace, Heated Floor
Bedroom 5	Lower	3.69 x 3.71	Window, Large Closet, Porcelain Floor
Utility Room	Lower	3.26 x 3.99	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL TEAM REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.