



CENTURY 21 LANDUNION REALTY INC., Brokerage

FOR SALE

SEMI-DETACHED

MLS# W13708990

28 Herzberg Gardens, Toronto, ON M3J 3P4

York University Heights, Toronto · M3J 3P4

C\$ 1,399,000

6	5	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity in the heart of York University Heights. This beautifully maintained, move-in-ready home offers the perfect balance of comfortable family living and excellent potential for owner-occupant. Just 7 minutes walking distance from York University the finished lower level offers excellent functionality and flexibility. Offering an impressive 2,449 sq. ft., this spacious semi features 4+2 bedrooms, 4 bathrooms plus 1 powder room, a double-car garage, 9-ft ceilings, and thoughtful upgrades including oak hardwood floors, custom kitchen cabinetry, crown moulding, pilasters, pot lights, and California shutters. The self-contained lower level includes a private entrance, kitchen, 2 bedrooms, 2 bathrooms, and full-size laundry-ideal for extended family, multigenerational living and or other permitted uses. Enjoy landscaped gardens and a private third-floor terrace. Updates include furnace, humidifier, oven (2025), garage roof (2024), garage door, basement refrigerator (2023), dishwasher (2026), and professionally cleaned dryer vents (2026). Minutes to Finch West Subway, Highways 400, 401 & 407, Yorkdale Mall, hospitals, schools, restaurants, and everyday amenities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

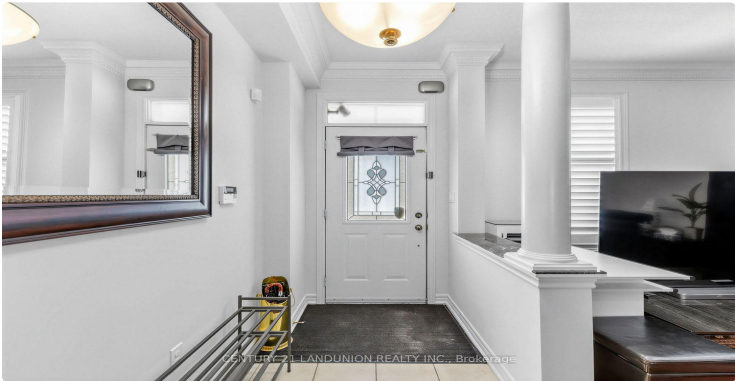
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Separate Entrance, Walk-Up, Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,540
POSTAL CODE	M3J 3P4
NEIGHBOURHOOD	York University Heights

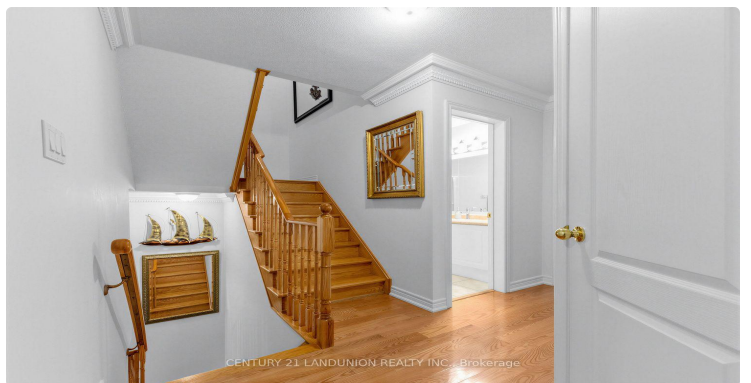
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, California Shutters, Moulded Ceiling
Dining Room	Ground	—	Hardwood Floor, California Shutters, Moulded Ceiling
Family Room	Ground	—	Hardwood Floor, W/O To Patio, Gas Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Ceramic Floor, Breakfast Bar, Track Lighting
Bedroom 2	Second	—	Hardwood Floor, Mirrored Closet, Ceiling Fan(s)
Bedroom 3	Second	—	Hardwood Floor, Walk-In Closet(s), California Shutters
Bedroom 4	Second	—	Hardwood Floor, Walk-In Closet(s), Ceiling Fan(s)
Primary Bedroom	Third	—	Hardwood Floor, 4 Pc Ensuite, W/O To Terrace
Bedroom	Basement	—	Laminate, 4 Pc Ensuite, Mirrored Closet
Bedroom	Basement	—	Laminate, 3 Pc Ensuite, Mirrored Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.