



FOR SALE

DETACHED

MLS# W13751660

93 Poplar Heights Drive, Toronto, ON M9A 4Z3

Edenbridge-Humber Valley, Toronto · M9A 4Z3

C\$ 1,998,000

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

ABOUT THIS PROPERTY

Welcome to this beautifully maintained and spacious family residence in the highly sought-after Edenbridge-Humber Valley community. Offering approximately 2,639 sq. ft. of above-grade living space1,625 sq. ft. finished basement, this exceptional 4-bedroom, 4-bathroom home provides an ideal combination of comfort, functionality and generous living space for growing families. From the moment you enter, the welcoming foyer sets the tone for a warm and inviting home. Rich hardwood flooring flows throughout the main and upper levels, creating a timeless and elegant feel. The bright living room features a soaring cathedral ceiling, filling the space with natural light and creating an impressive setting for entertaining or relaxing. The elegant dining room provides a wonderful space for family dinners and special occasions. The well-appointed kitchen offers a practical layout with ample cabinetry and a comfortable breakfast area, while the walk-out provides easy access to the patio and private rear yard. The spacious family room, highlighted by a cozy fireplace, is perfectly suited for everyday family life. Step outside and discover a wonderfully private backyard surrounded by a beautiful garden. This peaceful outdoor space offers a lovely extension of the home and is ideal for enjoying time outdoors with family. The mature greenery and garden setting create a sense of privacy and tranquility. The second level offers generously sized bedrooms, each providing excellent natural light and comfortable living space. The primary bedroom is a relaxing private retreat, complete with a walk-in closet and its own 3-piece ensuite. The fully finished lower level adds an exceptional amount of flexible living space and includes a 3-piece bathroom provides numerous possibilities to suit the needs of your family. Great location! Close to Schools, St. George's Golf & Country Club, Eden Valley Park, Shopping ,Restaurants, TTC ,Highways, Airport.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

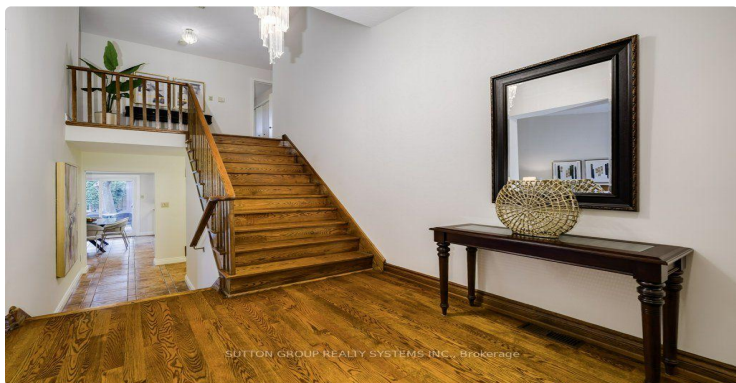
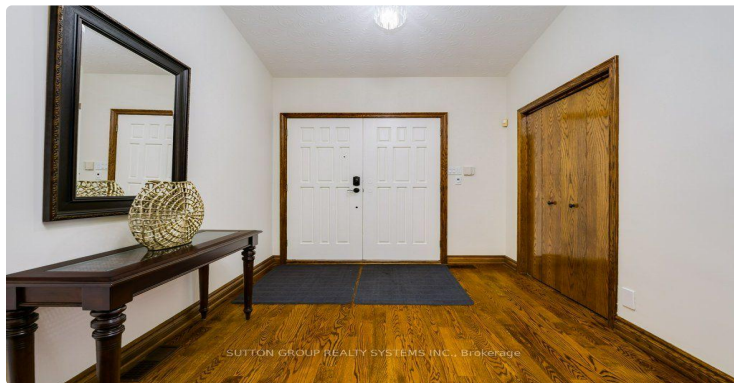
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,356
POSTAL CODE	M9A 4Z3
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Hardwood Floor, Double Closet, Open Concept
—	Main	—	Hardwood Floor, Cathedral Ceiling(s), Overlooks Dining
Dining Room	Main	—	Hardwood Floor, Sunken Room, Overlooks Garden
Kitchen	Main	—	Ceramic Floor, Open Concept, W/O To Patio
Breakfast	Main	—	Ceramic Floor, W/O To Patio, Overlooks Garden
Family Room	Main	—	Hardwood Floor, Fireplace, Overlooks Garden
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 3 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Overlooks Garden
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Overlooks Garden
Bedroom 4	Main	—	Hardwood Floor, Double Closet
Exercise Room	Basement	—	—
Recreation	Basement	—	—
Laundry	Basement	—	—
Utility Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SUTTON GROUP REALTY SYSTEMS INC.

Email: pshaganenko@gmail.com

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.