



FOR SALE

DETACHED

MLS# W13763112

38 Mattice Road, Toronto, ON M9A 1E6

Islington-City Centre West, Toronto · M9A 1E6

C\$ 2,599,900

6	6	3,250	5	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Space, Versatility And Value In The Heart Of Etobicoke. Set On An Impressive 50 X 160 Ft Lot, This Spacious 4+2 Bedroom, 6 Bathroom Residence Offers Approximately 4,700 Sq. Ft. Of Finished Living Space Designed For Modern Family Living. The Main Level Features Generously Proportioned Principal Rooms, Hardwood Flooring And A Bright, Open-Concept Layout Ideal For Both Everyday Living And Entertaining. The Chef-Inspired Kitchen Is Finished With Quartz Countertops, Contemporary Cabinetry And A Statement 6-Burner Bertazzoni Gas Range, And Overlooks The Expansive Backyard. The Large Family Room With Fireplace Offers A Walkout To The Outdoor Living Space, Creating A Seamless Connection Between Indoors And Out. Upstairs, Four Exceptionally Spacious Bedrooms Provide The Kind Of Room Sizes Rarely Found In Newer Homes. The Oversized Primary Retreat Features A Walk-In Closet, 5-Piece Ensuite And W/O Balcony. The Second Bedroom Includes Its Own Ensuite, While The Remaining Bedrooms Offer excellent space and flexibility for growing families. The Finished Lower Level Adds Tremendous Versatility With Two Additional Bedrooms, A Second Kitchen, Living Space, Bathroom, Separate Entrance And Additional Laundry. Ideal For Extended Family, Older Children, Nanny Accommodation, Guests Or A Private Home Office Setup, With The Added Benefit Of An Existing Accessory Apartment Configuration. Outside, The Extraordinary 160-Ft-Deep Property Offers A Private Backyard Retreat Complete With A Saltwater Inground Pool, Armour-Stone Landscaping And Sunken Gas Fire Pit - An Exceptional Setting For Entertaining, Relaxing And Family Living. Offering Exceptional Interior Space, A Rare Oversized Lot And Flexible Multi-Generational Living Options, 38 Mattice Road Is A Unique Opportunity In One Of Etobicoke's Most Established And Desirable Neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Wooded/Treed
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance, Finished
FACING	North
AGE	16-30 years
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$13,151
POSTAL CODE	M9A 1E6
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.54 x 4.12	Formal Rm, Large Window, Hardwood Floor
Dining Room	Main	4.82 x 3.20	Open Concept, Overlooks Living, Hardwood Floor
Family Room	Main	5.64 x 5.18	Wood, Fireplace, W/O To Yard
Kitchen	Main	3.81 x 4.06	Modern Kitchen, Stone Counters, Overlooks Garden
Primary Bedroom	Second	7.21 x 5.18	5 Pc Ensuite, Juliette Balcony, Walk-In Closet(s)
Bedroom 2	Second	5.33 x 4.42	4 Pc Ensuite, Broadloom, Double Closet
Bedroom 3	Second	5.38 x 4.33	Broadloom, Double Closet, Large Window
Bedroom 4	Second	6.57 x 3.25	Broadloom, Double Closet, Large Window
Bedroom 5	Lower	—	Bamboo, Window, Separate Room
Recreation	Lower	—	Bamboo, Window, Wet Bar
Laundry	Second	—	—
Laundry	Lower	—	—
Bedroom	Lower	—	Window, Closet, Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 REGAL REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.