



FOR SALE

DETACHED

MLS# W13765928

11 Swordbill Drive, Toronto, ON M9A 4V3

Edenbridge-Humber Valley, Toronto · M9A 4V3

C\$ 1,579,999

4	2	1,750	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare offering! Lifestyle and location come together to present this once-in-a-lifetime opportunity! This spacious 4-level backsplit in prestigious Edenbridge-Humber Valley offers 4 bedrooms, 2 bathrooms, and an incredibly functional layout. Far larger than it appears, this home offers exceptional lifestyle opportunities for growing families, downsizers, and anyone seeking a neighborhood cherished by families for generations. Situated on a fabulous private lot backing directly onto a beautiful park, this property offers incredible privacy, stunning greenery, and even CN Tower views on a clear day. The backyard is truly an oasis-complete with inground heated pool, large entertaining deck, mature landscaping, and plenty of outdoor space to enjoy the seasons with family and friends. Inside, the home is bright, spacious, practical, and inviting, with large, picturesque windows that let natural light stream in all day. The main floor features an open-concept living and dining room, hardwood floors under broadloom, and a family-size eat-in kitchen. The large recreational/family room includes a cozy wood-burning fireplace and a walk-out to the backyard, seamlessly blending indoor and outdoor living. The light-filled basement features above-grade windows, abundant storage, and flexible living space. Meticulously cared for by its owners, this home offers warmth, functionality and outstanding long-term potential in one of Etobicoke's most sought-after communities. It's perfect for families looking for move-in-ready comfort and functionality - enjoy the home as it is for years to come and, if desired, gradually customize the space to reflect your own style/evolving needs. One of the home's most special features is its connection to nature and community. Step through the backyard gate to enjoy acres of open green space featuring tennis courts, a playground, and an outdoor skating rink that comes alive each winter. Cont'd in Inclusions **

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Golf
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 4
PROPERTY TYPE	Detached
BASEMENT	Crawl Space, Finished, Full
FACING	West
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,591
POSTAL CODE	M9A 4V3
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Tile Floor, Breakfast Area
Living Room	Main	—	Combined w/Dining, Large Window
Dining Room	Main	—	Combined w/Living, Window
Primary Bedroom	Second	—	Double Closet, Overlooks Backyard
Bedroom 2	Second	—	Closet, Overlooks Backyard
Bedroom 3	Second	—	Closet, Window
Bedroom 4	Ground	—	Closet, Large Window
Family Room	Ground	—	W/O To Yard, Built-in Speakers
Recreation	Lower	—	Above Grade Window
Play	Lower	—	—

GALLERY





LISTING AGENT

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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.