



FOR SALE

DETACHED

MLS# W13769236

55 Van Dusen Boulevard, Toronto, ON M8Z 3E8

Stonegate-Queensway, Toronto · M8Z 3E8

C\$ 2,888,000

3	3	1,300	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

LUXURY BEGINS WITH LOCATION. Set within the prestigious Thompson Orchard enclave in the Kingsway area, this exceptional ravine property presents a rare opportunity to renovate the existing home or build a custom residence in one of Etobicoke's most coveted and established areas. Boasting approximately 92 feet of frontage, backing onto the serene beauty of Mimico Creek, and situated on a quiet dead-end street, the property offers exceptional privacy, breathtaking natural surroundings, and a premium estate setting rarely found within the city. Positioned high above the ravine, the lot enjoys a commanding elevated topography that enhances both its architectural presence and long-term desirability. Surrounded by mature trees and lush greenery, the setting evokes the tranquility of an exclusive Muskoka retreat, yet is conveniently close to top-rated schools, shops, restaurants, premier golf clubs, parks and trails, Pearson Airport, subway access, downtown Toronto, and the lakeshore beaches. This is a rare opportunity for the discerning buyer to design and build a signature luxury residence within one of Toronto's most affluent and established west-end areas. The existing bungalow offers approximately 1,800 sq. ft. of living space, featuring a full lower level with two walk-outs and an oversized two-car garage. The property was previously approved for an approximately 5,300 sq. ft. custom home, underscoring the scale and potential of what can be achieved on this exceptional site.

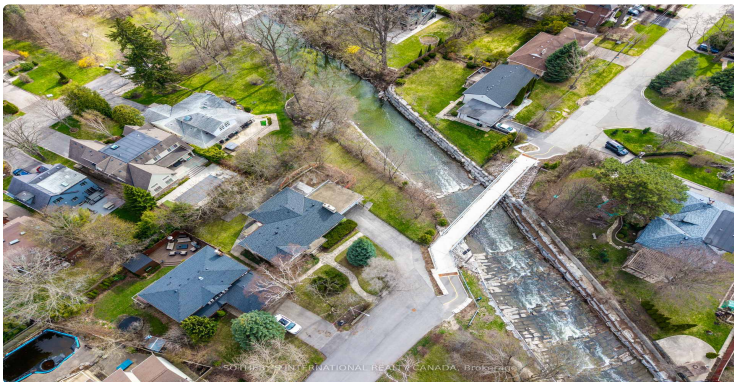
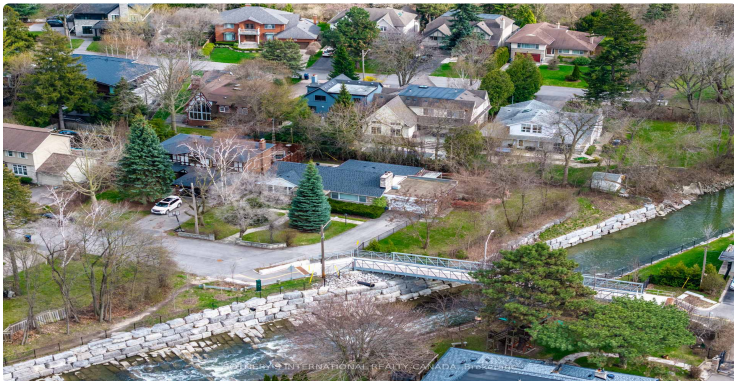
FEATURES

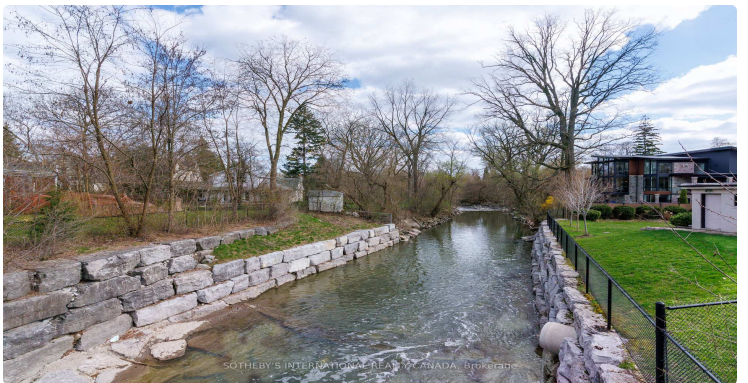
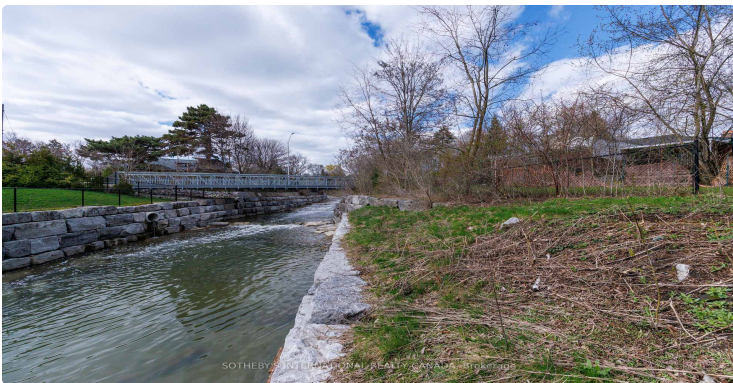
- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Cul de Sac/Dead End
- ✓ Public Transit
- ✓ Ravine
- ✓ River/Stream

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Walk-Out
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,070
POSTAL CODE	M8Z 3E8
NEIGHBOURHOOD	Stonegate-Queensway

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.