



FOR SALE

DETACHED

MLS# W13770162

21 Bearwood Drive, Toronto, ON M9A 4G5

Edenbridge-Humber Valley, Toronto · M9A 4G5

C\$ 2,929,999

4	5	2,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Where timeless elegance meets modern luxury, this exceptional residence is set on a coveted cul-de-sac just steps from James Gardens. Renovated in 2016, the home features extensive custom millwork, marble and porcelain finishes, oak hardwood floors, and a premium Jenn Air kitchen. It offers 4 bedrooms, 4.5 bathrooms, an open-concept family room with fireplace, and an oak paneled study/home office. The true pièce de résistance is the spectacular multi-tier backyard oasis. Walk out from the upper level to an expansive entertainment deck with a structural canopy and Jacuzzi retreat overlooking manicured grounds. The fully finished walkout basement features a custom wet Bar, entertainment lounge, workout area, spacious laundry room, and direct access to the tranquil backyard and outdoor BBQ area, creating a seamless two-level setting for entertaining. Located in the prestigious Edenbridge-Humber Valley neighborhood, close to mature Parkland, top Schools, Humber River trails, Transit, and Golf clubs, this home offers privacy, elegance, and immediate enjoyment, with excellent long-term potential.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

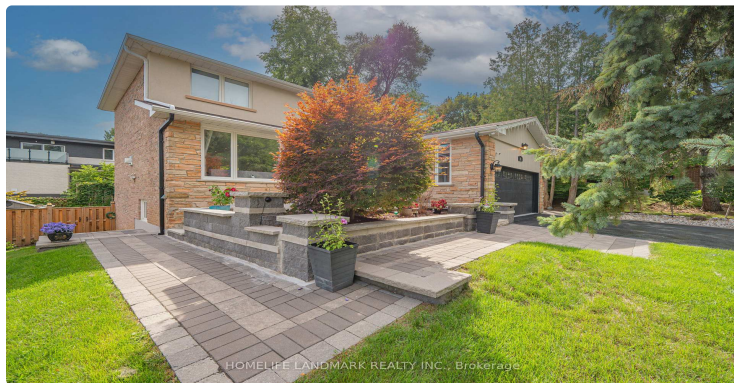
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	8 spaces
ANNUAL TAX	\$11,349
POSTAL CODE	M9A 4G5
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	4 Pc Ensuite, His and Hers Closets, Hardwood Floor
Bedroom 2	Second	—	3 Pc Ensuite, Hardwood Floor, Crown Moulding
Bedroom 3	Second	—	Closet Organizers, Hardwood Floor, Crown Moulding

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	Second	—	Closet Organizers, Hardwood Floor, Crown Moulding
Great Room	Main	—	Gas Fireplace, Hardwood Floor, Pot Lights
Dining Room	Main	—	Large Window, Pot Lights, Tile Floor
Kitchen	Main	—	Centre Island, Walk-Out, Tile Floor
Study	Main	—	Hardwood Floor, Panelled, Picture Window
Recreation	Basement	—	Wet Bar, Hardwood Floor, Walk-Out
Family Room	Basement	—	Hardwood Floor, Pot Lights, Crown Moulding
Laundry	Basement	—	Tile Floor, Linen Closet
Furnace Room	Basement	—	Concrete Floor, Mirrored Closet
Foyer	Main	—	Tile Floor, Pot Lights, Linen Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.