



FOR SALE

DETACHED

MLS# W13813332

# 34 Edgecroft Road, Toronto, ON M8Z 2B6

Stonegate-Queensway, Toronto · M8Z 2B6

C\$ 3,049,880

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 5         | 3,250 | 4       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

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Nestled on a quiet, tree-lined street in one of Etobicoke's most desirable neighbourhoods, this exceptional custom-built home offers over 4,600 sq. ft. of finished living space, including a fully finished walkout basement. Featuring 4 spacious bedrooms, 2 additional basement rooms, 5 beautifully appointed bathrooms, and a garage equipped with a vehicle lift, this home perfectly blends luxury, functionality, and everyday comfort. The main floor impresses with soaring 10-foot ceilings, oversized windows, custom built-ins, and a bright open-concept design. At the heart of the home is the chef-inspired kitchen featuring premium Wolf appliances, including a gas stove and cooktop, abundant cabinetry, and generous prep space. A walkout from the kitchen leads to your private covered deck and fully fenced backyard, creating the perfect setting for outdoor dining, entertaining, or relaxing. The expansive, pool-sized lot offers endless possibilities to design your dream backyard retreat, while the detached cabana provides the ideal outdoor lounge, entertaining space, or storage for future pool equipment. A private main-floor office completes this exceptional level. Upstairs, 9-foot ceilings enhance four generously sized bedrooms, including a luxurious primary retreat featuring a coffered ceiling, walk-in closet, spa-inspired 5-piece ensuite, and private balcony. The finished walkout basement offers exceptional versatility with two additional rooms, a full bathroom, laundry hookup, and a full kitchen-ideal for multi-generational living, an in-law or nanny suite, a home gym, recreation room, or income potential. Located within the highly regarded Norseman Jr Middle School, Castlebar Jr School, Holy Angels Catholic School, Bishop Allen Academy & Etobicoke School of the Arts catchments. Just minutes from Sherway Gardens, parks, restaurants, TTC, GO Transit, and major highways including the Gardiner Expressway, QEW, and Highway 427, providing quick access to downtown & Pearson

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ New Build

PROPERTY DETAILS

|                |                                                      |
|----------------|------------------------------------------------------|
| PROPERTY TYPE  | Detached                                             |
| LISTING STATUS | For Sale                                             |
| STYLE          | 2-Storey                                             |
| PROPERTY TYPE  | Detached                                             |
| BASEMENT       | Apartment, Finished with Walk-Out, Separate Entrance |
| FACING         | North                                                |
| AGE            | 0-5 years                                            |
| AREA RANGE     | 3000-3500 sqft                                       |
| PARKING        | 4 spaces                                             |
| ANNUAL TAX     | \$12,384                                             |
| POSTAL CODE    | M8Z 2B6                                              |
| NEIGHBOURHOOD  | Stonegate-Queensway                                  |

ROOM BREAKDOWN

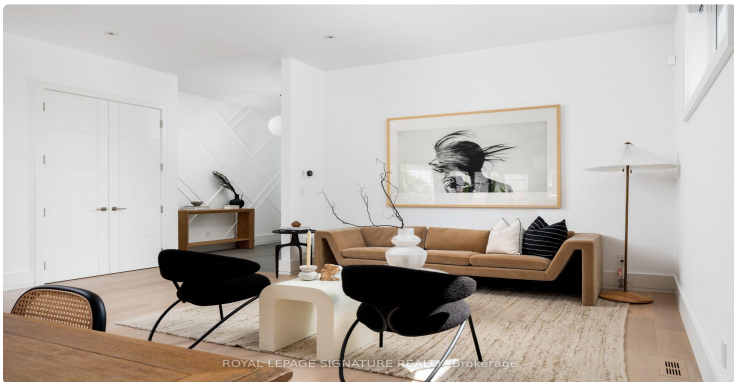
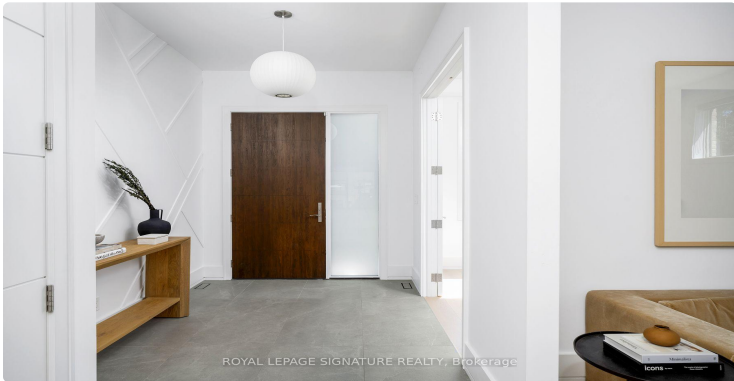
| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                            |
|-----------------|--------|------------|-----------------------------------------------------|
| Office          | Main   | —          | Large Window, French Doors, Hardwood Floor          |
| Living Room     | Main   | —          | Pot Lights, Combined w/Dining, Hardwood Floor       |
| Dining Room     | Main   | —          | Open Concept, Combined w/Family, Hardwood Floor     |
| Family Room     | Main   | —          | Fireplace, Large Window, Pot Lights                 |
| Kitchen         | Main   | —          | W/O To Deck, Centre Island, Stainless Steel Appl    |
| Primary Bedroom | Second | —          | Vaulted Ceiling(s), 5 Pc Ensuite, Walk-In Closet(s) |
| Bedroom 2       | Second | —          | Large Window, B/I Closet, 4 Pc Ensuite              |
| Bedroom 3       | Second | —          | Large Window, B/I Closet, Hardwood Floor            |
| Bedroom 4       | Second | —          | 3 Pc Ensuite, B/I Closet, Hardwood Floor            |
| Laundry         | Second | —          | Ceramic Floor, Window, Laundry Sink                 |

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| ROOM       | LEVEL | DIMENSIONS | FEATURES                                        |
|------------|-------|------------|-------------------------------------------------|
| Recreation | Lower | —          | B/I Shelves, Walk-Up, Combined w/Kitchen        |
| Kitchen    | Lower | —          | Stainless Steel Appl, Breakfast Bar, Pot Lights |
| Bedroom    | Lower | —          | Separate Room, Window, Vinyl Floor              |
| Bedroom    | Lower | —          | Separate Room, Window, Vinyl Floor              |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE SIGNATURE REALTY

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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.