



RE/MAX PROFESSIONALS INC., Brokerage

FOR SALE

DETACHED

MLS# W13845918

15 Bell Royal Court, Toronto, ON M9A 4G7

Edenbridge-Humber Valley, Toronto · M9A 4G7

C\$ 2,348,000

4	3	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 15 Bell Royal Court, a beautifully renovated 4-level sidesplit tucked away on a child-friendly court in desirable Humber Valley Village. Set on a 65 x 130 lot, this sophisticated home has been transformed inside and out with a bright, design-forward interior and spectacular outdoor spaces. A welcoming foyer opens to the main level, where wide-plank engineered white oak floors, exposed white beams and pot lights carry through the living room complete with a picture window and centrepiece brick fireplace with patterned tile hearth, large adjoining dining room, gourmet kitchen with wood cabinetry with undermount lighting, quartz counters, centre island with breakfast bar and stainless steel appliances including a Bosch gas range, and separate sitting room with a wood-burning fireplace and a walkout to the deck. The ground level features a spacious family room with wood-burning stove set into a painted brick fireplace and a second walkout to the backyard, plus a bedroom, renovated 3-piece bathroom and dedicated laundry room. Upstairs are 3 bedrooms, including a spacious primary with his/hers closets and 3-piece ensuite, plus a striking 4-piece family bath with floating double vanity, glass shower and built-in storage. The finished lower level adds a massive rec room with brick fireplace, a utility/storage room and a large crawl space. The spectacular, fully fenced south-facing backyard showcases an oversized deck, expansive lawn, inground irrigation and mature trees & gardens. Extensive exterior improvements include composite architectural siding, stained brick, black-trimmed windows, new front door, concrete walkway, soffit lighting, fascia & eaves. The attached garage and private driveway provide parking for 4 cars. Top-rated local schools- HVV JMS, OLS, Richview CI & Bishop Allen. Excellent location near Humbertown shopping, renowned golf clubs, Royal York subway, Hwy 401 & the future Eglinton LRT. An exceptional home in prestigious Humber Valley Village.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Golf
- ✓ Cul de Sac/Dead End
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Sidesplit 4
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$9,750
POSTAL CODE	M9A 4G7
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

15 Bell Royal Court, Toronto, ON M9A 4G7

RE/MAX PROFESSIONALS INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Tile Floor, Double Closet, Pot Lights
Living Room	Main	—	Fireplace, Beamed Ceilings, Picture Window
Dining Room	Main	—	Pot Lights, Hardwood Floor, Large Window
Kitchen	Main	—	Centre Island, Quartz Counter, Stainless Steel Appl
Sitting	Main	—	Fireplace, Hardwood Floor, W/O To Deck
Primary Bedroom	Second	—	His and Hers Closets, 3 Pc Ensuite, Overlooks Backyard
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Double Closet, Window
Family Room	Ground	—	W/O To Deck, Fireplace, Hardwood Floor
Bedroom 4	Ground	—	Closet, Hardwood Floor, Overlooks Frontyard
Laundry	Ground	—	Tile Floor, B/I Shelves, Walk-Out
Recreation	Lower	—	Pot Lights, Brick Fireplace, Hardwood Floor
Utility Room	Lower	—	Above Grade Window, Concrete Floor
Other	Lower	—	B/I Shelves, Concrete Floor
Other	Lower	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

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.