



FOR SALE

DETACHED

MLS# W13856934

35 Burnelm Drive, Toronto, ON M9B 4N2

Islington-City Centre West, Toronto · M9B 4N2

C\$ 2,235,000

5	5	3,250	3	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this stunning custom-built home in a highly desirable Etobicoke neighbourhood! Offering over 3,000 sq. ft. of luxurious living space, this elegant residence features premium finishes, soaring 10-ft ceilings on the main floor, 9-ft ceilings upstairs, oversized skylights, hardwood flooring, two gas fireplaces, and heated floors. The sun-filled chef's kitchen boasts quartz countertops, a large centre island, custom cabinetry, high-end DACOR appliances, and a walkout to the garden. A finished basement apartment offers flexible living space for extended family or potential rental income. Unique garage with a car lift! Ideally located near Wedgewood Park's outdoor swimming pool and hockey rink, within the Our Lady of Peace French Immersion school boundary, and close to parks and schools. Convenient access to major highways and just 10 minutes from Pearson Airport. An exceptional combination of luxury, location, and family-friendly living!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

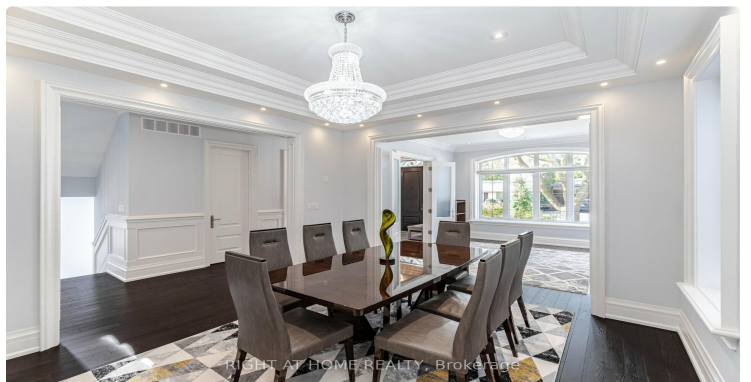
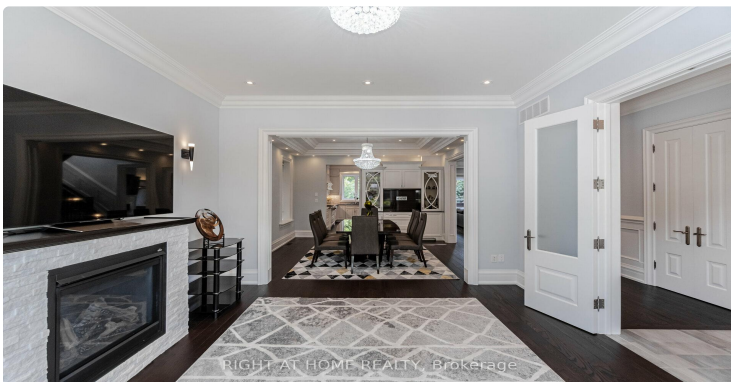
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	East
AGE	6-15 years
AREA RANGE	3000-3500 sqft
PARKING	3 spaces
ANNUAL TAX	\$10,600
POSTAL CODE	M9B 4N2
NEIGHBOURHOOD	Islington-City Centre West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Picture Window, Overlooks Frontyard
Dining Room	Main	—	Hardwood Floor, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Modern Kitchen, Open Concept, Centre Island
Family Room	Main	—	Gas Fireplace, Open Concept, Walk-Out
Bedroom 2	Second	—	Hardwood Floor, Closet
Bedroom 3	Second	—	Hardwood Floor, Closet Organizers
Bedroom 4	Second	—	Hardwood Floor, Closet Organizers, 3 Pc Ensuite
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), 6 Pc Bath
Bedroom 5	Lower	—	Laminate
Kitchen	Lower	—	Porcelain Floor, Modern Kitchen, Centre Island
Recreation	Lower	—	Open Concept, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.