



FOR SALE

DETACHED

MLS# W13868088

215 Edenbridge Drive, Toronto, ON M9A 3G9

Edenbridge-Humber Valley, Toronto · M9A 3G9

C\$ 1,998,000

6	4	1,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 215 Edenbridge Drive - a beautifully updated ranch bungalow set on a coveted corner lot in one of the city's most sought-after enclaves. Surrounded by multi-million dollar homes and just steps to the natural beauty of James Gardens, this turn-key property offers the rare combination of single-level living, thoughtful renovation, and exceptional future potential. This 4+2 bedroom, 3.5 bath home has been extensively renovated from top to bottom, with no detail overlooked. New commercial-grade waterproof vinyl flooring runs throughout both levels, paired with all-new pot lighting and light fixtures for a bright, modern feel in every room. The home has been freshly painted throughout, and the kitchen has been tastefully updated with refinished cabinetry and a stylish new backsplash. New plumbing fixtures round out a comprehensive list of upgrades - and the list goes on. The primary bedroom is a true retreat, featuring a private 3-piece ensuite and a walk-in closet. With four bedrooms on the main level and two additional bedrooms in the lower level, this layout suits empty nesters looking to downsize without compromise, or a growing family that wants extra space to spread out. Beyond the renovation, this property comes with approval in hand for a top-up addition or full rebuild - a rare opportunity to add value, expand your living space, or build new in an already-established, prestigious neighbourhood known for its fabulous schools and tree-lined streets. Move in and enjoy immediately, or unlock the future potential - 215 Edenbridge Drive delivers both.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$9,998
POSTAL CODE	M9A 3G9
NEIGHBOURHOOD	Edenbridge-Humber Valley

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.87 x 3.96	Vinyl Floor, Crown Moulding, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.48 x 3.10	Vinyl Floor, Crown Moulding, W/O To Patio
Kitchen	Main	5.82 x 3.58	Granite Counters, Vinyl Floor, Stainless Steel Appl
Breakfast	Main	—	Vinyl Floor, W/O To Yard, Combined w/Kitchen
Foyer	Main	3.78 x 3.48	Vinyl Floor, Crown Moulding, Picture Window
Primary Bedroom	Main	4.75 x 3.58	Vinyl Floor, 3 Pc Ensuite, Walk-In Closet(s)
Bedroom	Main	3.66 x 2.95	Vinyl Floor, Closet
Bedroom	Main	3.58 x 3.05	Vinyl Floor, Closet
Bedroom	Main	3.66 x 2.97	Vinyl Floor, Closet
Recreation	Lower	7.11 x 4.27	Pot Lights, Stone Fireplace, French Doors
Bedroom	Lower	8.41 x 3.89	Vinyl Floor, Walk-In Closet(s), 2 Pc Ensuite
Bedroom	Lower	5.18 x 3.66	Vinyl Floor, 3 Pc Ensuite
Laundry	Lower	5.03 x 3.66	—
Foyer	Lower	—	Vinyl Floor

GALLERY





HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage



HARVEY KALLES REAL ESTATE LTD., Brokerage

LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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.