



FOR SALE

DETACHED

MLS# W13870836

17 Exbury Road, Toronto, ON M3M 1P6

Downsview-Roding-CFB, Toronto · M3M 1P6

C\$ 1,789,270

5	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this exceptional 4-bedroom, 4-bathroom residence offering a blend of refined elegance, functional design, and premium lifestyle features. Thoughtfully designed for upscale entertaining and everyday family living, this stunning home showcases soaring 10-foot ceilings, hardwood flooring, and expansive principal rooms filled with natural light throughout. At the heart of the home is a beautifully appointed chef-inspired kitchen featuring premium finishes, generous workspace, and a seamless walkout deck to a private backyard retreat, creating the perfect indoor-outdoor entertaining experience. The open-concept main level delivers sophistication and comfort with a layout tailored to modern living. The upper level offers four spacious bedrooms, including a luxurious primary suite complete with a walk-in closet and elegant ensuite. A second bedroom also features its own walk-in closet, while an additional bathroom and upstairs laundry further enhance the home's family-friendly design. The finished basement adds exceptional versatility with a large recreation area, home gym, sunken theatre room, and separate walk-up entrance ideal for extended family living or in-law suite potential. A standout feature is the massive insulated double-depth drive-through garage with soaring ceilings, front and rear access, interior entry to the home, and a rough-in for a heater - an incredible opportunity for car enthusiasts, hobbyists, workshop space, or additional storage. Outside, the home continues to impress with curb appeal, an exposed aggregate driveway, and a beautifully private pool-sized lot ready to accommodate your outdoor oasis. Additional rough-ins for a shed provide endless possibilities for entertaining and recreation. Perfectly positioned in a sought-after North York neighbourhood close to schools, parks, shopping, dining, and transit, this remarkable property offers an exceptional blend of comfort and lifestyle potential. *Please note: some photos virtually altered*

FEATURES

- ✓ Basement
- ✓ Garage

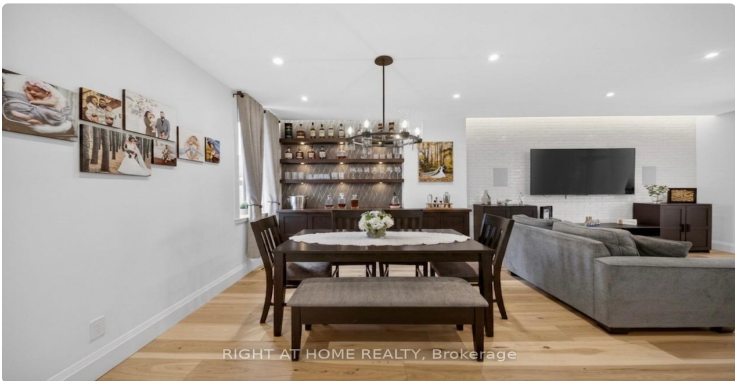
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,681
POSTAL CODE	M3M 1P6
NEIGHBOURHOOD	Downsview-Roding-CFB

ROOM BREAKDOWN

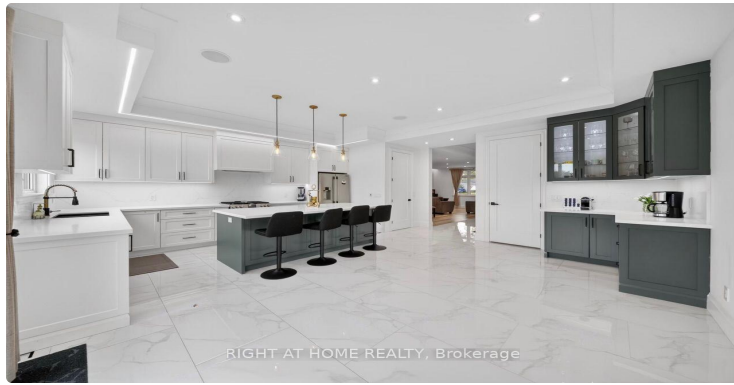
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Quartz Counter, Sliding Doors
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s)
Bedroom 2	Second	—	Hardwood Floor, Walk-In Closet(s), Window
Bedroom 3	Second	—	Hardwood Floor, Window
Bedroom 4	Second	—	Hardwood Floor, Window
Family Room	Basement	—	Walk-Up
Bedroom	Basement	—	—

GALLERY





RIGHT AT HOME REALTY, Brokerage



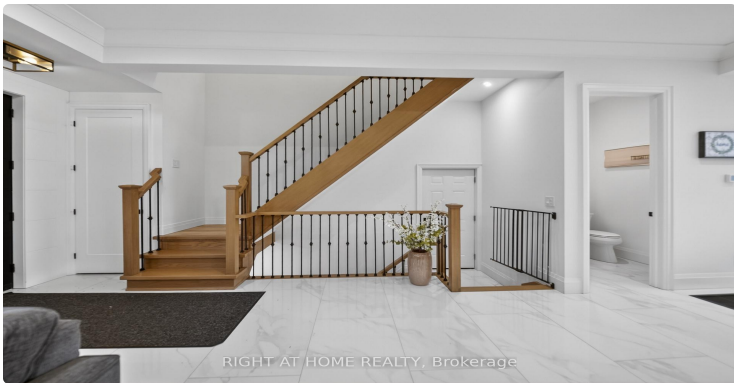
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LISTING AGENT

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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.