



FOR SALE

DETACHED

MLS# W13936268

169 Grandravine Drive, Toronto, ON M3J 1B6

York University Heights, Toronto · M3J 1B6

C\$ 1,199,900

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

ABOUT THIS PROPERTY

Ideally located in the sought-after York University Heights community, this spacious detached home backs onto a peaceful ravine and offers an exceptional opportunity for living, investment, or creating your forever home. Situated on an oversized 57 x 118 ft* lot that widens to over 74 ft along the backyard greenspace, the property provides an impressive outdoor setting-perfect for entertaining, relaxing, and enjoying time with family and friends. Inside, this bright and spacious 4-bedroom, 3-bathroom home offers an abundance of living space across five levels. The family room features a wood-burning fireplace and a direct walkout to an elevated balcony overlooking the ravine, creating a beautiful connection to the outdoors. The primary bedroom includes a private ensuite bath, while multiple living areas provide flexibility for families of all sizes. Additional highlights include hardwood floors, skylights, and a basement with a ground-level walk-out to the backyard. With its generous layout, unique multi-level design, expansive lot, and ravine setting, this home offers possibilities beyond the typical backsplit. Conveniently located close to schools, parks, transit, grocery stores, and a variety of local amenities. A rare opportunity to enjoy space, privacy, and natural surroundings in the heart of York University Heights.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 5
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,916
POSTAL CODE	M3J 1B6
NEIGHBOURHOOD	York University Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Overlooks Dining
Living Room	Main	—	Hardwood Floor, Pot Lights, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Large Window, Overlooks Living
Living Room	Main	—	Hardwood Floor, Pot Lights, Large Window
Dining Room	Main	—	Hardwood Floor, Large Window, Pot Lights
Kitchen	Main	—	Ceramic Floor, Large Window, B/I Oven
Breakfast	Main	—	Ceramic Floor, Large Window, Overlooks Frontyard
Primary Bedroom	Upper	—	Walk-In Closet(s), Ensuite Bath, Hardwood Floor
Bedroom 2	Upper	—	Large Window, Closet, Hardwood Floor
Bedroom 3	Upper	—	Large Window, Closet, Hardwood Floor
Family Room	In Between	—	W/O To Balcony, Hardwood Floor, Fireplace
Bedroom 4	In Between	—	Hardwood Floor, Closet, Large Window
Great Room	Lower	—	Broadloom, Above Grade Window, Electric Fireplace
Kitchen	Lower	—	Ceramic Floor, Window, Eat-in Kitchen
Recreation	Basement	—	W/O To Yard, Ceramic Floor, L-Shaped Room
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GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.