



FOR SALE

DETACHED

MLS# W14108656

21 Humber Trail, Toronto, ON M6S 4C2

Lambton Baby Point, Toronto · M6S 4C2

C\$ 1,598,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Quintessential three bedroom Old Mill home with wonderful character and tasteful updates, perfectly situated on a quiet, family-friendly street close to everything! Superb main floor design with warm architectural details includes a welcoming open front porch; spacious living room with sizeable windows, potlights, and custom cabinetry flanking the delightful gas fireplace; elegant formal dining room with French doors, pot lights, and large windows overlooking the backyard; and stylish kitchen with custom cabinetry, stone countertops, marble subway tile backsplash, stainless steel appliances, potlights, and cheerful adjoining breakfast room with plentiful windows and natural light, and sliding glass door to the back deck. The second floor features an oversized primary bedroom with 3-piece ensuite and double closet; cheerful second and third bedrooms with closets and large windows overlooking the garden; and 4-piece family bathroom with soaker tub. Finished lower level with a separate entrance offers a recreation room, laundry room with tile floor and storage space, storage room under breakfast room, utility room, and additional storage room/workshop. Beautiful backyard with large deck perfect for alfresco dining, low maintenance interlock stone, and plantings. Tucked away street with wonderful neighbours and an annual street party. Steps to Bloor West Village shops, Jane subway, community parks, and the Baby Point Gates. Highly rated area schools including Humbercrest P.S. (with French Immersion) and St. Pius X. Recreational opportunities abound through the Humber River parklands and trails. Join the Baby Point Club with tennis courts, lawn bowling, clubhouse, and family-friendly events!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$8,110
POSTAL CODE	M6S 4C2
NEIGHBOURHOOD	Lambton Baby Point

ROOM BREAKDOWN

ROOM	21 Humber Trail, Toronto, ON M6S 4C2	LEVEL	DIMENSIONS	FEATURES	BABIAK TEAM REAL ESTATE BROKERAGE LTD.
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Foyer	Main	1.89 x 4.36	Closet, Pot Lights, Hardwood Floor
Living Room	Main	3.44 x 4.79	Fireplace, B/I Shelves, Hardwood Floor
Dining Room	Main	3.27 x 4.59	French Doors, Hardwood Floor, Pot Lights
Kitchen	Main	2.48 x 5.48	Stainless Steel Appl, Granite Counters, Pot Lights
Breakfast	Main	3.08 x 2.93	Bay Window, W/O To Deck, Hardwood Floor
Primary Bedroom	Second	4.06 x 3.98	3 Pc Ensuite, Double Closet, Hardwood Floor
Bedroom 2	Second	2.87 x 4.02	Closet, Hardwood Floor, Window
Bedroom 3	Second	2.83 x 4.02	Closet, Hardwood Floor, Window
Recreation	Lower	3.23 x 6.02	Broadloom, Closet, Window
Laundry	Lower	5.53 x 2.81	Laundry Sink, Tile Floor, B/I Shelves
Other	Lower	3.57 x 2.73	—

GALLERY





Pavel Shaganenko

BABIAK TEAM REAL ESTATE BROKERAGE LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.