



Welcome to

213 The Kingsway

In Edenbridgre - Humber Valley

Presented by:

Ian Wilson, MBA
Sales Representative

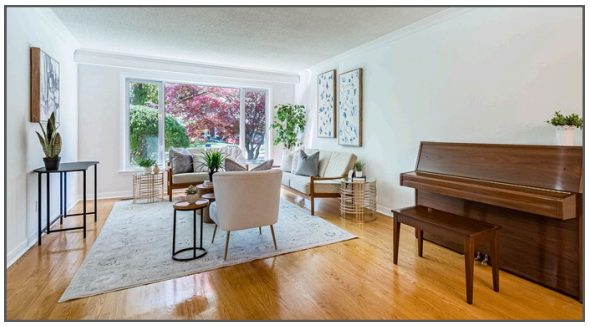
416.458.8498 | iwilson@royallepage.ca

RESIDENTIAL GROUP

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



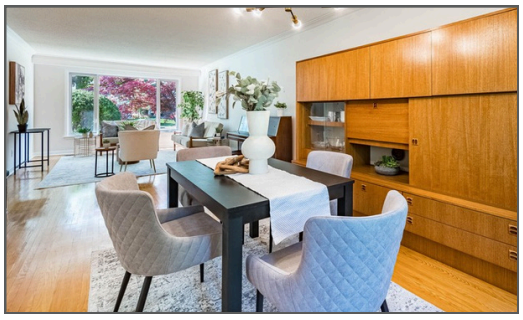
Large principal rooms, double door entrance, welcoming foyer with double closet space, open concept living and dining area with large windows, abundance of natural light, and hardwood floors.



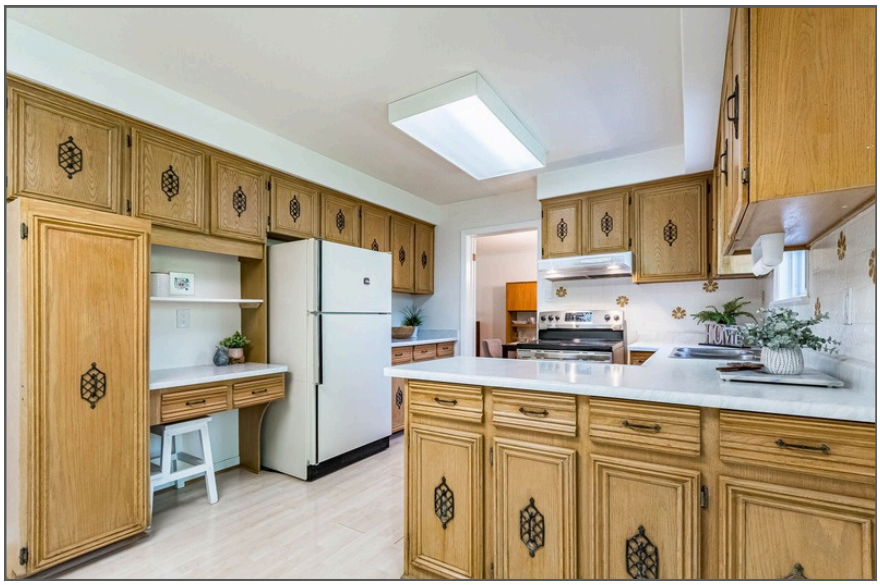














Spacious eat-in kitchen with ample of cupboard space, large bright windows and walk out to the rear patio/yard. double sink, stainless steel stove, oven and dishwasher, and updated flooring







Expansive family room with hardwood floors, fireplace, bright large windows, and a separate rear patio/yard access. Main floor laundry room with a side entrance, and powder room.





















Spacious primary bedroom fully equipped with a 4pc ensuite and walk-in closet. Plus 3 excellent-sized bedrooms with personal closet space, and a shared 4pc bathroom. Large windows and hardwood floors throughout

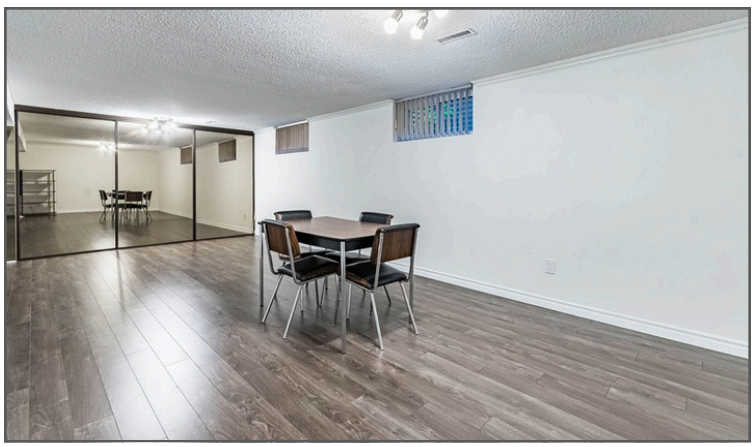


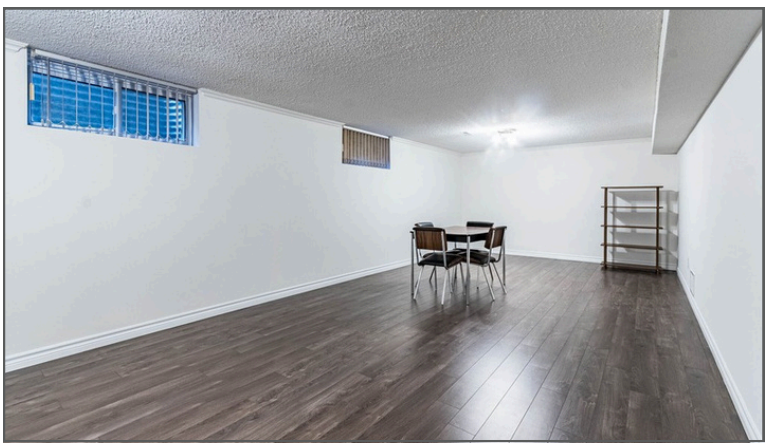




Well-maintained and well-lit fully finished lower level with spacious recreation room with a fireplace and bar area, games room with a walk-in storage, mechanical room, extra storage room with built-in shelving, and powder room. Above grade windows throughout





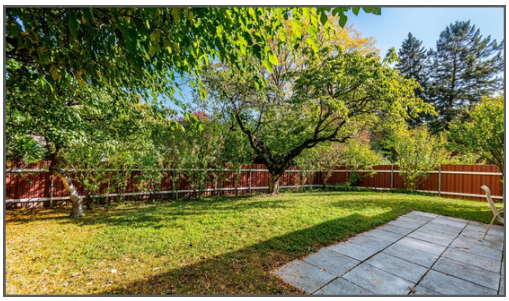


Oversized lot with fully fenced, private rear yard featuring a relaxing patio and professionally landscaped yard. A double attached garage and large driveway space that can accommodate up to 6 car spaces.













213 The Kingsway

Special Features and Inclusions

OFFERED AT: $1,999,900.00

TAXES: $9,760.19 (2026)

POSSESSION DATE: TBA

INCLUSIONS: Existing: fridge, stainless steel stove, stainless steel built-in dishwasher, washer and dryer, all electrical light fixtures, all window coverings, and garage door openers

HOME FEATURES SUMMARY:

Main Floor

- Double door entrace
- Welcoming foyer with double closet
- Open concept living and dining area
- Large front windows in the living room
- Spacious eat-in kitchen with updated flooring
- Stainless steel stove and oven
- Stainless steel dishwasher
- Double sink
- Ample of cupboard space
- Large family room with fireplace
- Laundry room with side entrance access
- Powder room
- Walk-out to a private rear patio/yard
- Large principal rooms
- Bright windows throughout
- Hardwood floors

Second Floor

- Spacious primary bedroom
- Private 4pc ensuite in primary
- walk in closet in primary
- 3 additional excellent sized bedrooms
- Closet and large windows in bedrooms
- Shared 4pc bathroom
- Abundance of natural light
- Hardwood floors throughout

Lower Floor

- Well-lit and fully finished basement
- Spacious recreation room
- Fireplace
- Bar area
- Games room with a walk-in storage
- Storage room with built-in shelvings
- Mechanical room
- Powder room
- Above grade windows

Exterior

- Brick exterior
- Double car garage
- Oversized private driveway
- Fully fenced rear yard
- Relaxing rear patio
- Professionally rear yard

AREA SCHOOLS

Public School

- Lambton-Kingsway Junior Middle School (JK-8)
- Humber Valley Junior Middle School (JK-8)
- Warren Park Junior Public School (JK-6)
- Islington Junior Middle School (JK-8)
- Etobicoke Collegiate (9-12)
- Runnymede Collegiate Institute (9-12)
- Etobicoke School of the Arts (9-12)

Catholic School

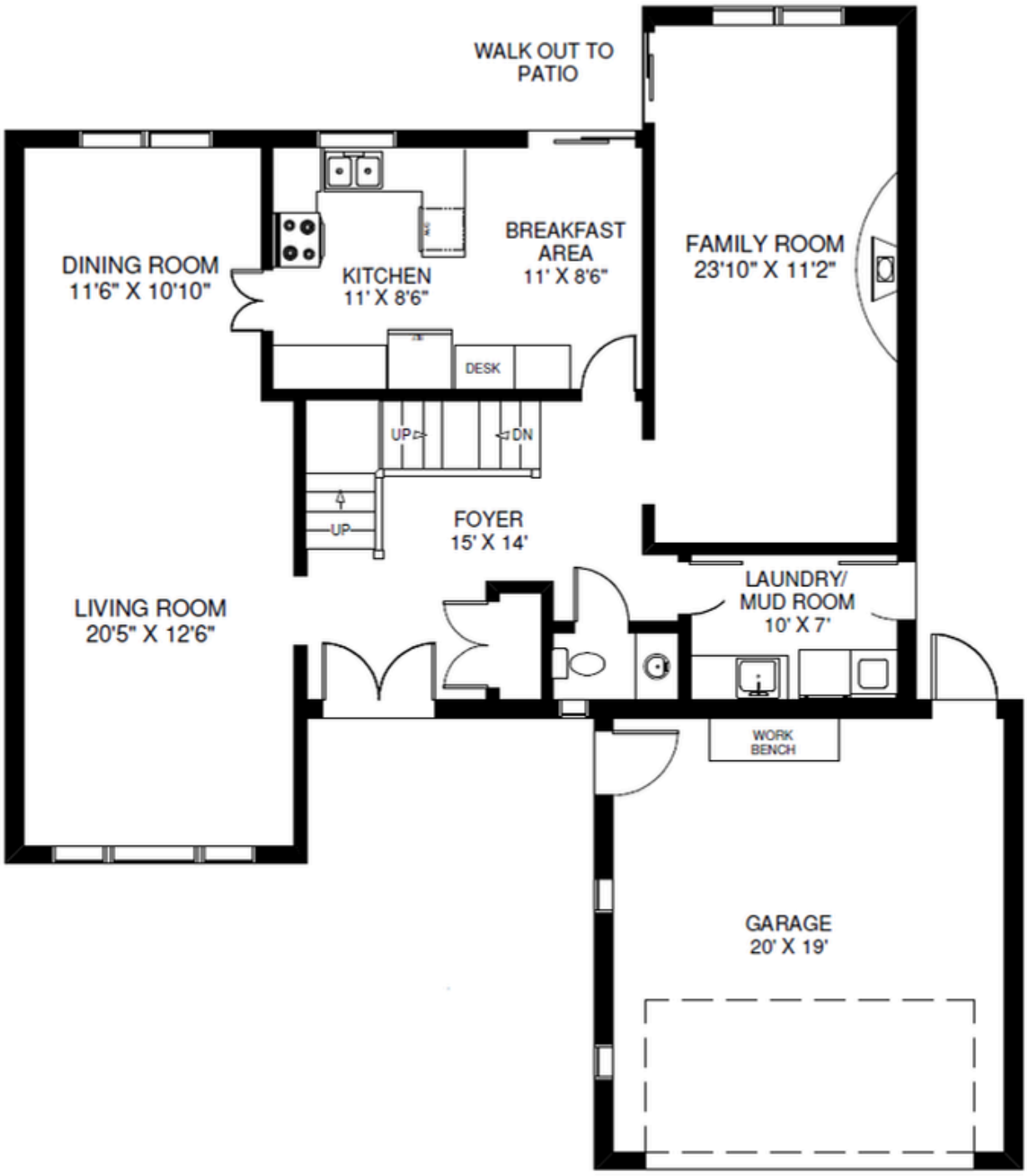
- Our Lady of Sorrows Catholic School (JK-8)
- St. James Catholic School (JK-8)
- Bishop Allen Academy (9-12)

Private School

- Kingsway College School (JK-12)

213 The Kingsway

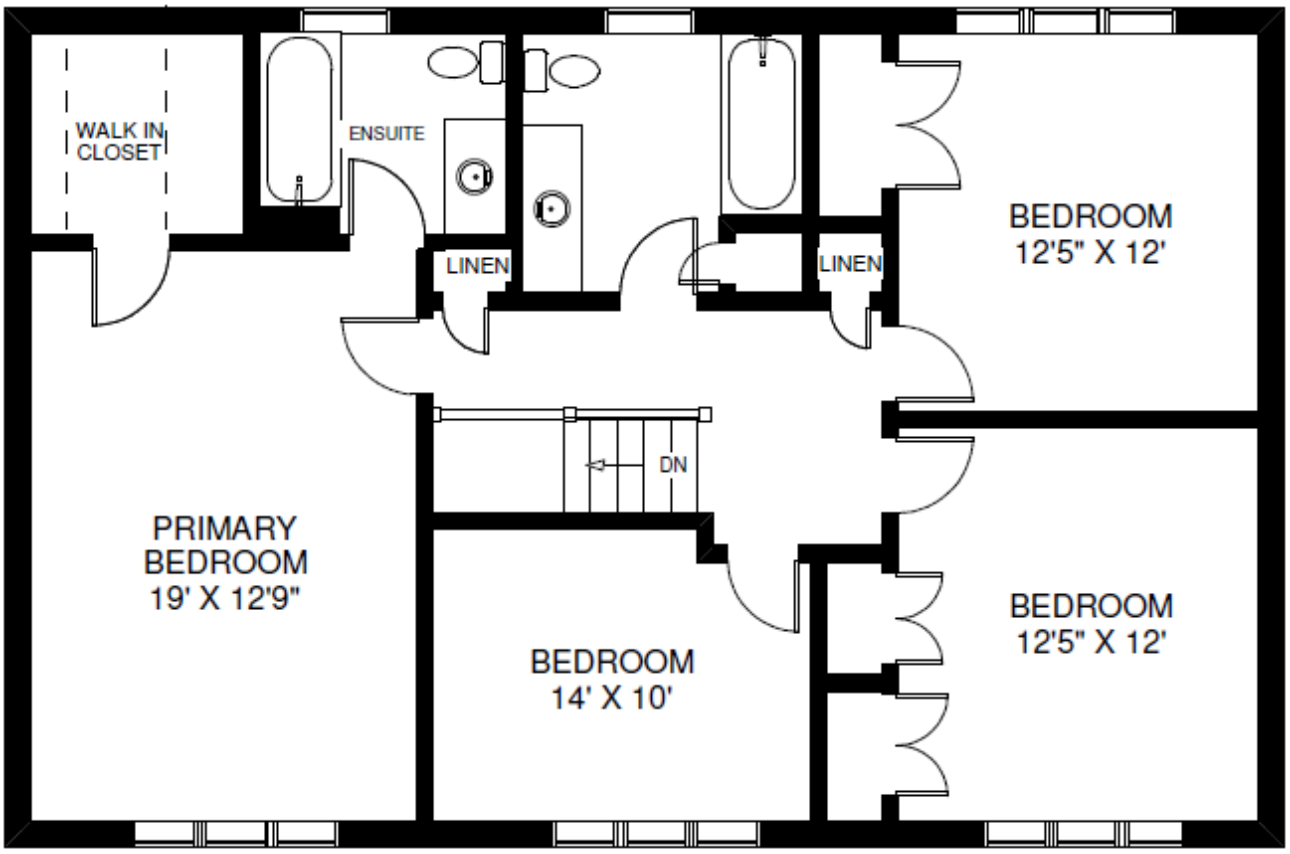
MAIN FLOOR APPROXIMATELY 1300 SQ. FT.



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

213 The Kingsway

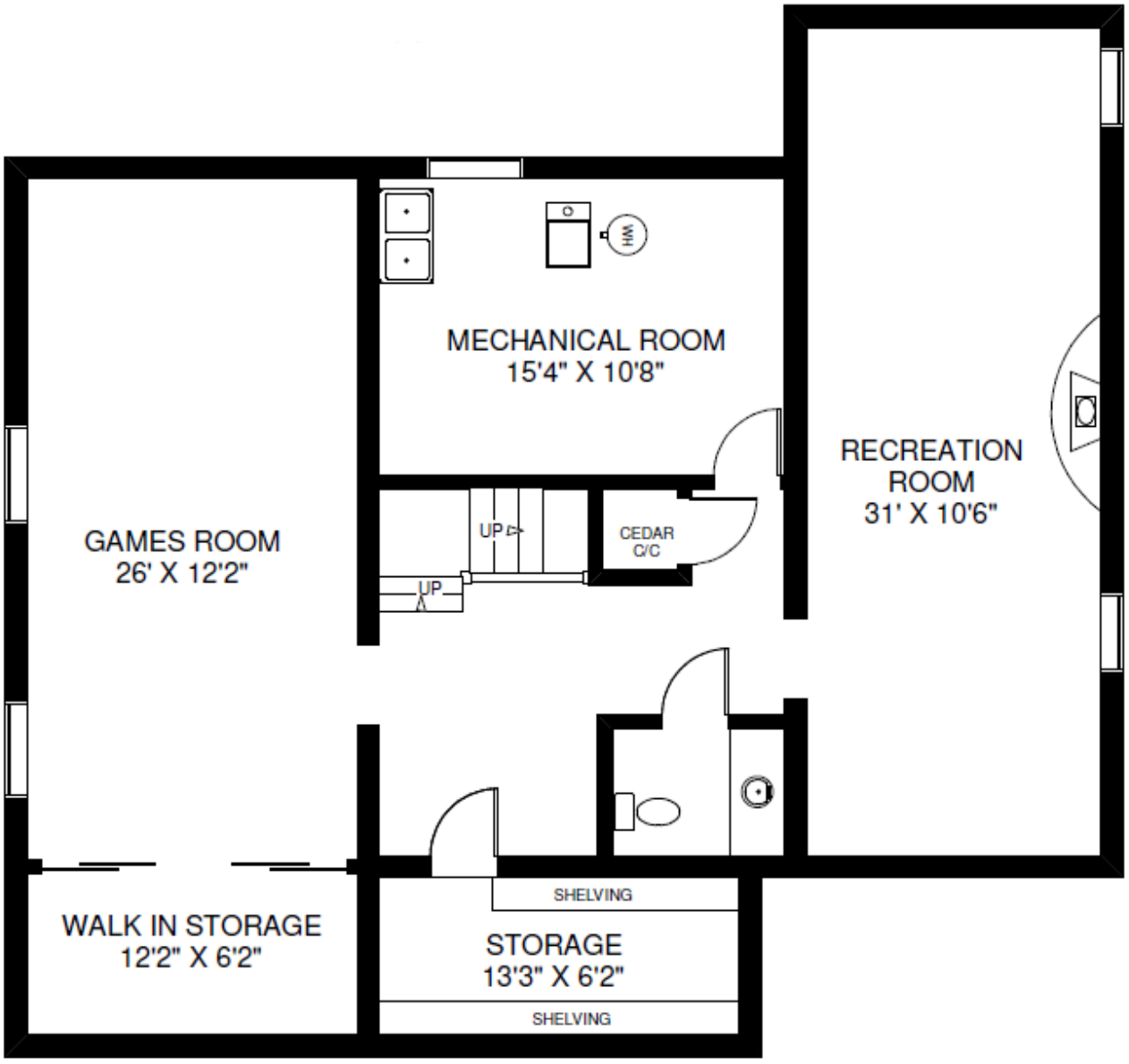
SECOND FLOOR APPROXIMATELY 1160 SQ. FT.



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

213 The Kingsway

LOWER FLOOR APPROXIMATELY 1385 SQ. FT.



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

213 The Kingsway

Well-maintained family home in the tree-lined community of The Kingsway. This inviting home offers spacious principal rooms filled with natural light and a functional layout ideal for family living. The main floor features a welcoming double-door entrance, an open-concept living and dining area with large windows, an eat-in kitchen with ample cupboard space and a walkout to a private patio, a spacious family room with a fireplace and separate rear yard access, laundry with side entrance access, and a powder room. The upper floor features a large primary bedroom with large windows, a walk-in closet, and a private 4-piece ensuite, plus three additional generously sized bedrooms with closets and windows, and a shared 4-piece bathroom. Hardwood floors throughout the main and upper floors. The finished lower level offers above-grade windows, a spacious recreation room with fireplace and bar, a large games room, and additional storage with built-in shelving. Set on an expansive 6,673 sq. ft. lot, the property features a double built-in garage, an oversized driveway that can accommodate up to six vehicles, and a fully landscaped private rear yard with a relaxing patio. Located in the heart of The Kingsway, this home is surrounded by tree-lined streets and green spaces, with convenient access to top-rated schools, parks, local amenities, and transit. An excellent opportunity for families seeking space and comfort in a sought-after neighbourhood.

AREA OF INFLUENCES

- **Parks and Recreation:** Close to Humbertown Park and Lambton Park, with convenient access to the Old Mill Trail along the Humber River.
- **Shopping:** 10-minute walk to Humbertown Shopping Center and the Kingsway Mills Shopping Centre, offering a plethora of shops, dining, and entertainment amenities.
- **Transit:** A short walk from the nearest TTC bus Stop and in proximity to the Royal York TTC Subway Station.

Please scan the QR codes below to view the virtual tour and video

FLOWCODE PRIVACY.FLOWCODE.COM

VIRTUAL TOUR

FLOWCODE PRIVACY.FLOWCODE.COM

VIDEO

Presented by:

Ian Wilson, MBA
Sales Representative

416.458.8498 | iwilson@royallepage.ca

RESIDENTIAL GROUP

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage