



Welcome to

220 Edenbridge Drive

In Edenbridge - Humbervalley

Presented by:

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Sales Representative

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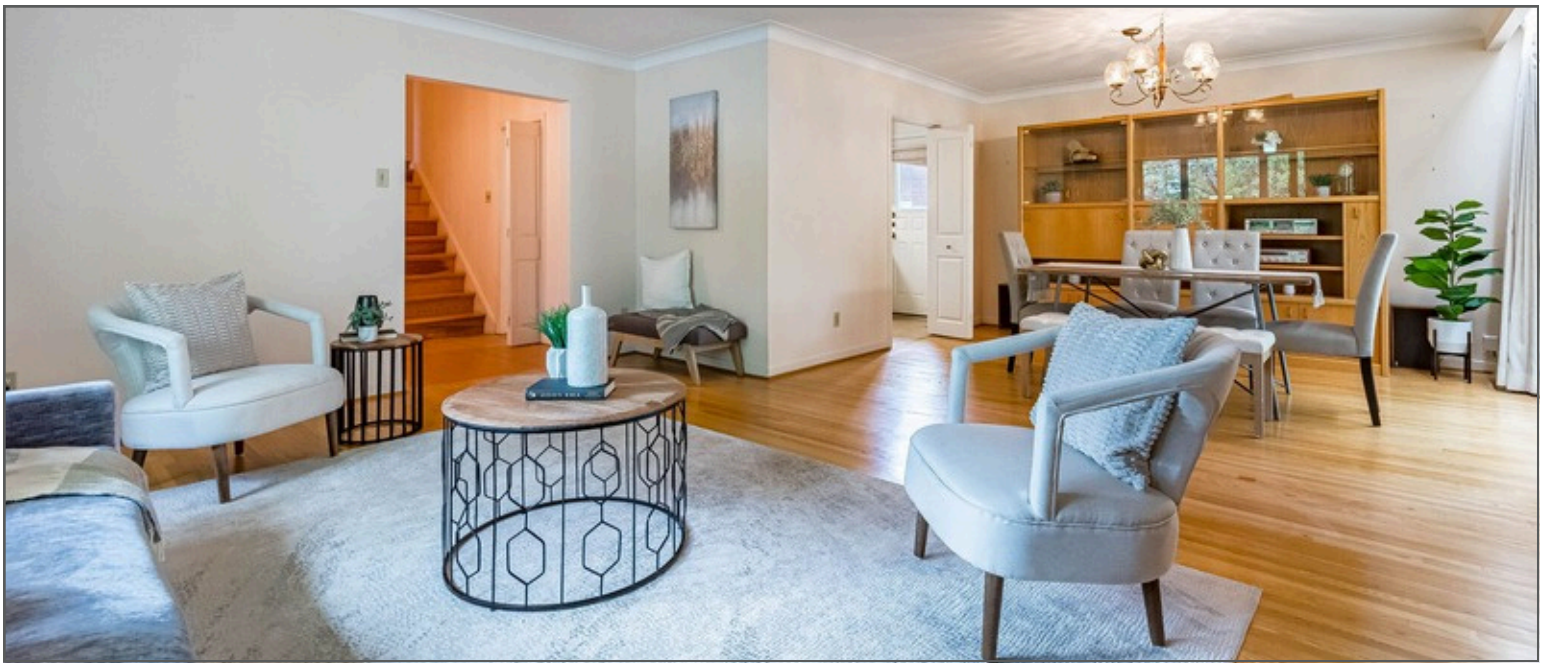
RESIDENTIAL GROUP

ROYAL LEPAGE
Royal LePage Real Estate Services Ltd., Brokerage



Well maintained home with large principal rooms, inviting foyer, spacious living area with oversized bay windows, dining room, walk out to deck, abundance of natural light, and hardwood floors throughout.







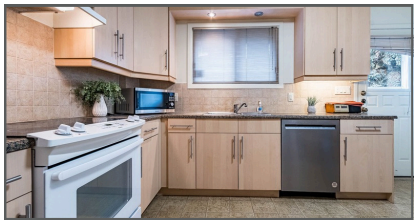






Spacious eat-in kitchen with tons of storage, updated cupboards, double sink, stainless steel dishwasher, pot lights, and walk out to the deck











Large charming family room with a wide window overlooking the front yard, fireplace, abundance of natural light and powder room















Spacious primary bedroom fully equipped with a 3pc ensuite and walk-in closet. Plus 2 excellent-sized bedrooms with personal closet space, and a shared 4pc bathroom. bright windows and hardwood floors throughout



















Well maintained, finished basement with expansive recreation room, a dedicated office space, laundry room with a sink, mechanical room, additional storage space, and above grade windows.

Large corner lot with a double built in garage and oversized driveway that can accommodate up to four vehicles.

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Special Features and Inclusions

OFFERED AT: $1,499,900.00

TAXES: $6,261.25 (2026)

POSSESSION DATE: TBA

INCLUSIONS: Existing: Fridge, Stove, Dishwasher, Washer and Dryer, All Electrical Light Fixtures, Fireplace.

HOME FEATURES SUMMARY:

Main Floor

- Welcoming foyer
- Spacious living area
- Bay windows overlooking the front yard
- Bright dining area
- Spacious eat-in kitchen
- Ample of kitchen storage space
- Updated cupboards
- Stainless steel dishwasher
- Double sink
- Large family room with fireplace
- Powder room
- Walk-out to a the deck
- Large principal rooms
- Bright windows throughout
- Hardwood floors

Second Floor

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

Lower Floor

- Well-lit finished basement
- Spacious recreation room
- Fireplace
- Dedicated office space
- Laundry room with a sink
- Additional storage closet
- Mechanical room
- Powder room
- Above grade windows

Exterior

- Brick exterior
- Double car garage
- Oversized private driveway
- Accomodate up to 4 parking spaces
- 2 private decks
- Corner lot
- Professionally landscaped yard

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:** In proximity 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 and Mount Dennis transit hub

AREA SCHOOLS

Public School

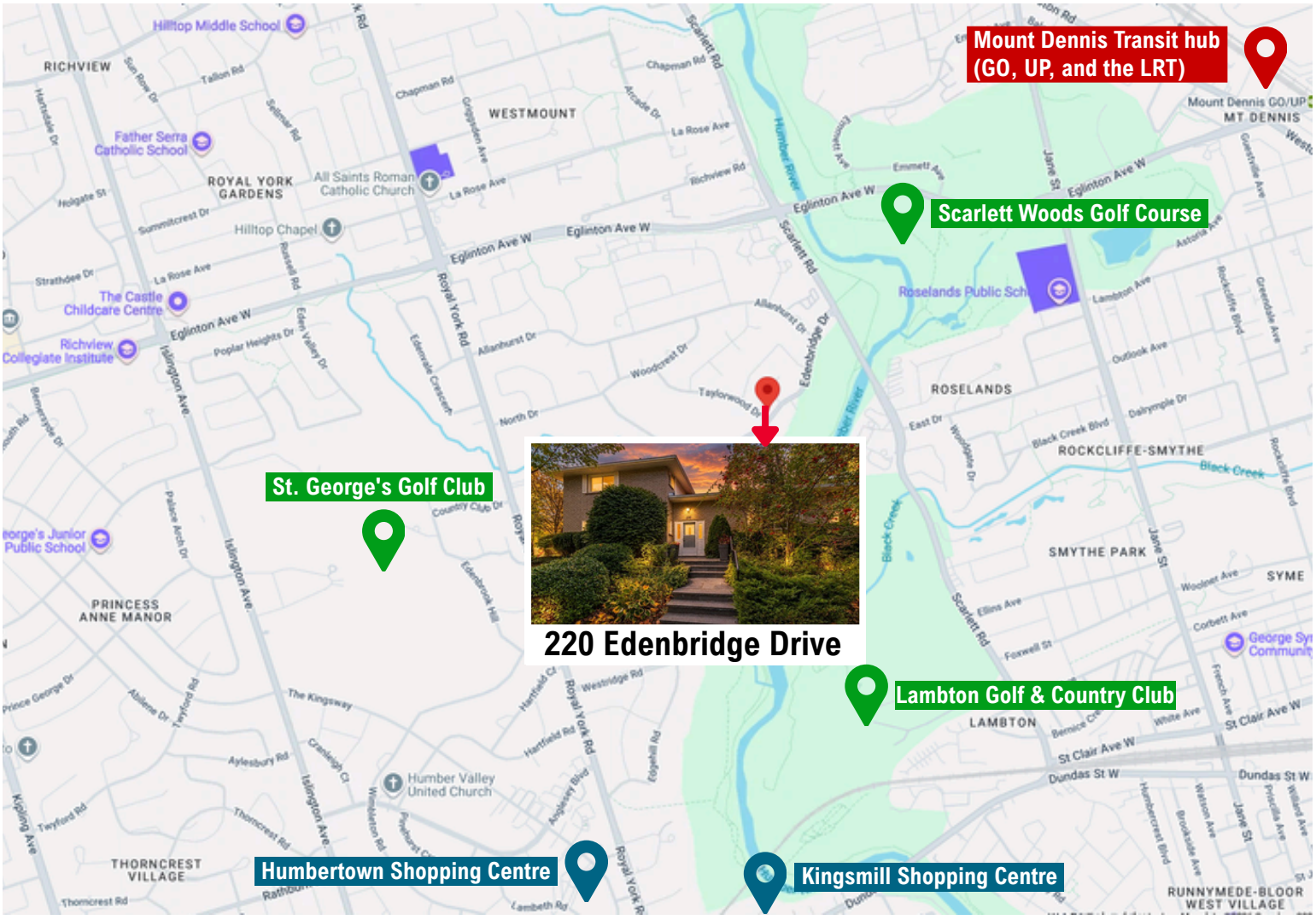
- Hilltop Middle School (6-8)
- John G. Althouse Middle School (6-8)
- Lambton-Kingsway Junior Middle School (JK-8)
- Humber Valley Junior Middle School (JK-8)
- St. George's Junior School (JK-5)
- Richview Collegiate Institute (9-12)
- Etobicoke Collegiate Institute (9-12)
- Westmount Junior School (JK-5)

Catholic School

- Our Lady of Sorrows Catholic School (JK-8)
- Father Serra Catholic School (JK-8)
- St. Demetrius Catholic School (JK-8)
- All Saints Catholic School (JK-8)

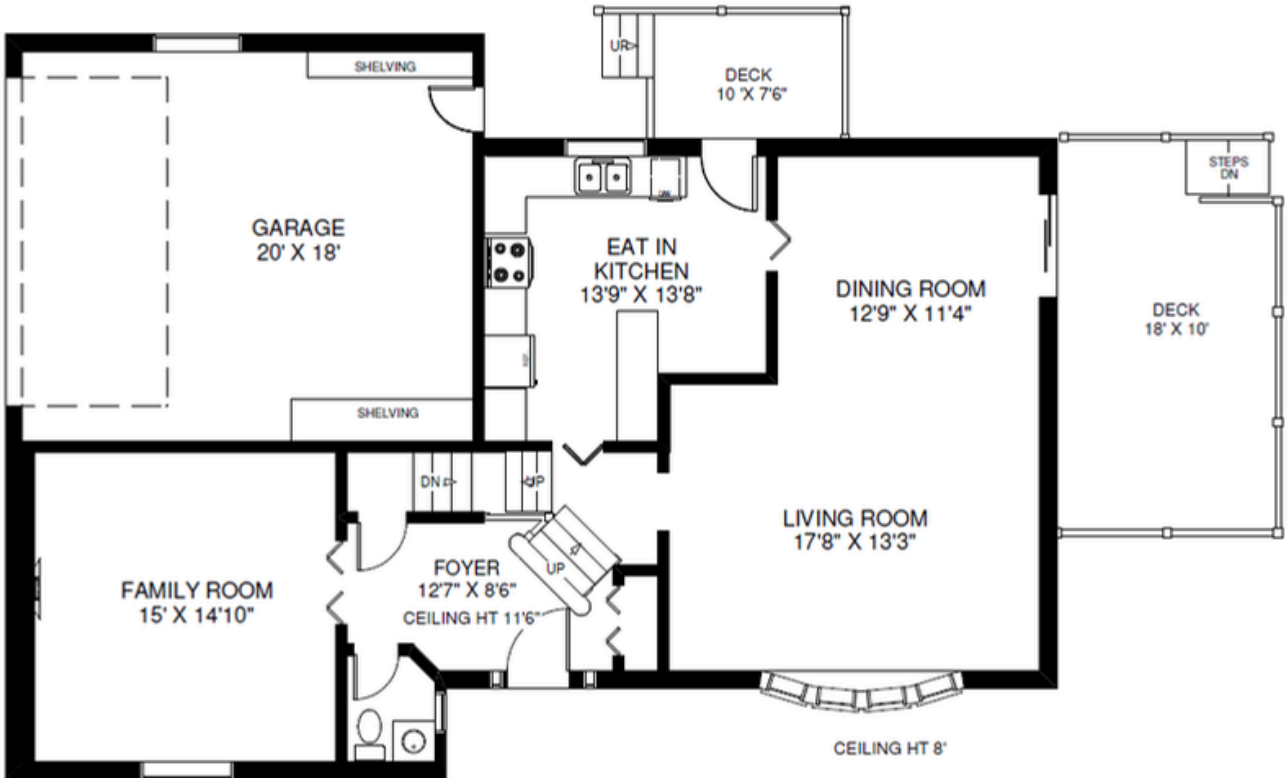
Private School

- Kingsway College School (JK-12)



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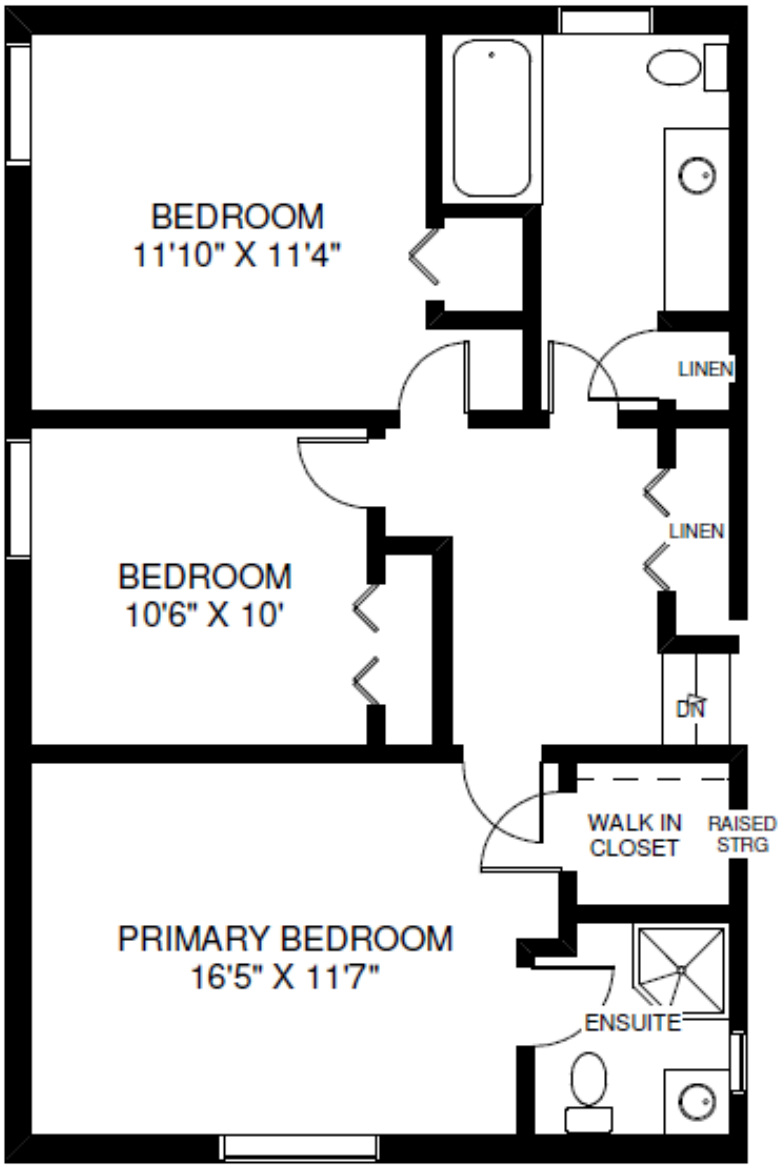
MAIN FLOOR APPROXIMATELY 1100 SQ. FT.



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

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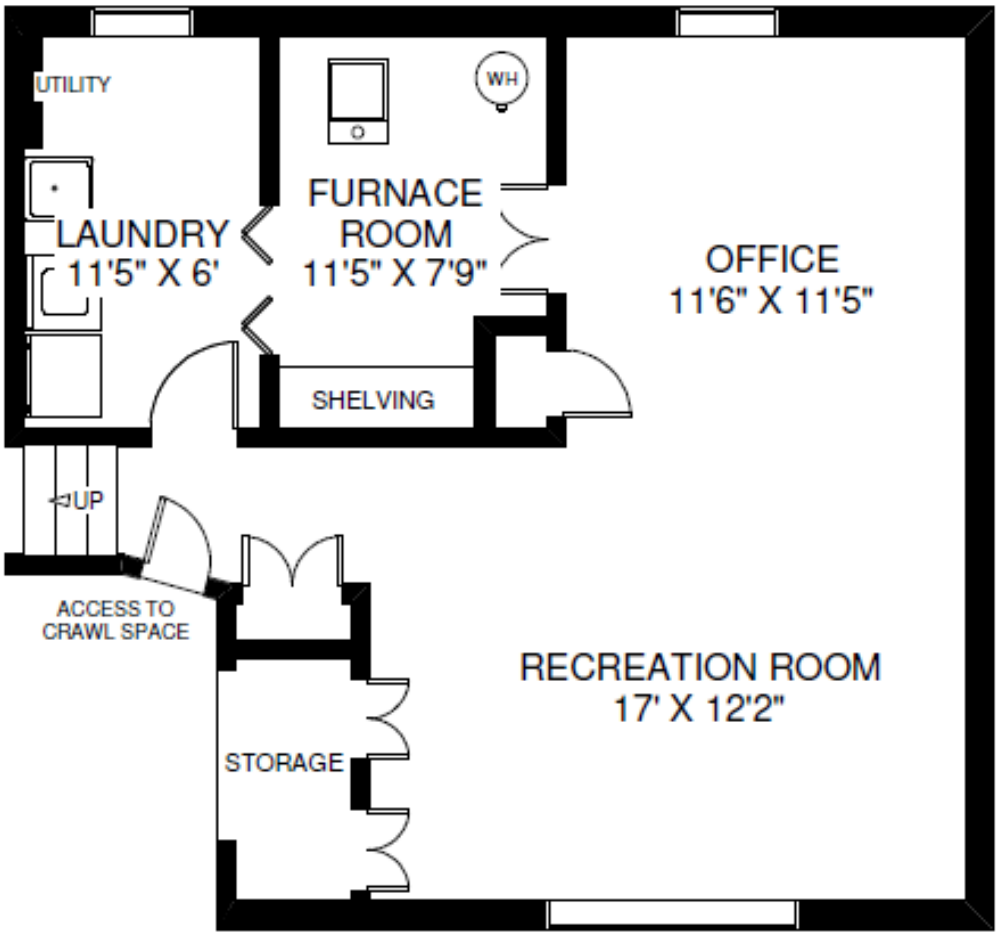
SECOND FLOOR APPROXIMATELY 820 SQ. FT.



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LOWER FLOOR APPROXIMATELY 700 SQ. FT.



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Charming, contemporary home in the sought-after Edenbridge-Humber Valley community. Situated on an expansive 5,866 sq. ft. corner lot, this well-maintained home features a spacious living area, oversized bay windows overlooking the front yard, a dining area with a walkout to a private deck, a sleek eat-in kitchen with ample cupboard space, an above-grade family room and a powder room that complete the main floor. The upper level features a primary bedroom with a walk-in closet and private 3-piece ensuite, two generously sized bedrooms with bright windows and ample closet space, and a shared 4-piece bathroom. The finished lower level offers an expansive recreation room with above-grade windows, a dedicated office space, a laundry room with a sink, a mechanical room, and additional storage. Additional highlights include a double built-in garage and an oversized driveway accommodating up to four vehicles. Ideally located close to transit, top-rated schools, and everyday amenities, this home offers comfortable family living in a desirable neighbourhood.

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

FLOWCODE PRIVACY.FLOWCODE.COM

VIRTUAL TOUR

FLOWCODE PRIVACY.FLOWCODE.COM

VIDEO

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ROYAL LEPAGE NATIONAL CHAIRMAN'S CLUB TOP 1% 2022 & 2024 | DIRECTOR'S PLATINUM AWARD | DIAMOND AWARD | RED DIAMOND AWARD

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