



43 RANDOLPH ROAD
LEASIDE

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Welcome to 43 Randolph Road, a remarkable address in coveted South Leaside where family living reaches new heights. This four-bedroom, four-bathroom home offers over 3,000 square feet of thoughtfully designed space over three levels, on a generous 35-foot-wide lot. With luminous interiors and sophisticated modern updates, the home balances contemporary style with comfort at every turn.

Step inside to discover a foyer that sets the tone: timeless tile underfoot, a generous coat closet, and subtle pot lighting that lends a gallery-like glow. The main floor is designed for effortless flow, with living and dining spaces defined by rich hardwood, classic crown moulding, and an open-concept layout that invites both lively gatherings and quiet moments. The dining room seamlessly connects to the family room through double French doors, while a discreet powder room is perfectly positioned for guests.



In the family room, custom built-ins frame the gas fireplace, and full-height windows bathe the space in natural light before opening directly onto the backyard with south exposure, a true extension of the home's entertaining possibilities.

For the culinary enthusiast, the kitchen is a standout. A substantial island anchors the space, offering storage and a generous work surface topped in durable granite stone. There's a large pantry for the well-stocked chef, ample cabinetry, pot lights throughout, and a French door that opens to alfresco dining. A practical mudroom—the unsung hero of family life—features custom cabinetry, second laundry, tile flooring, and direct access to the driveway, completing the perfect main floor layout.

Upstairs, the primary suite feels like a boutique retreat, featuring vaulted ceilings, integrated speakers, two double closets, additional storage with custom built-ins, and a spa-inspired four-piece ensuite with radiant heated floors. Three additional bedrooms are generously sized, each offering plush carpeting, abundant storage, and flexible space for playing or studying. These bedrooms share a beautifully appointed five-piece bath—perfect for family or guests.

The lower level is bright and welcoming, thanks to above-grade windows and updated warm tone durable floors. There's a generous recreation room for movie nights or play, an exercise room (or fifth bedroom) with a spacious closet, a modern four-piece bathroom, and a separate recently updated laundry area with quartz-topped counter, storage and a deep utility sink.

Set in the South Leaside, this home enjoys an unbeatable location within steps to Rolph Road School, Leaside Memorial Community Centre, and Trace Manes Park. Stroll to the vibrant amenities of Laird Avenue and experience all the convenience that Leaside living has to offer everything your family needs is right at your doorstep.



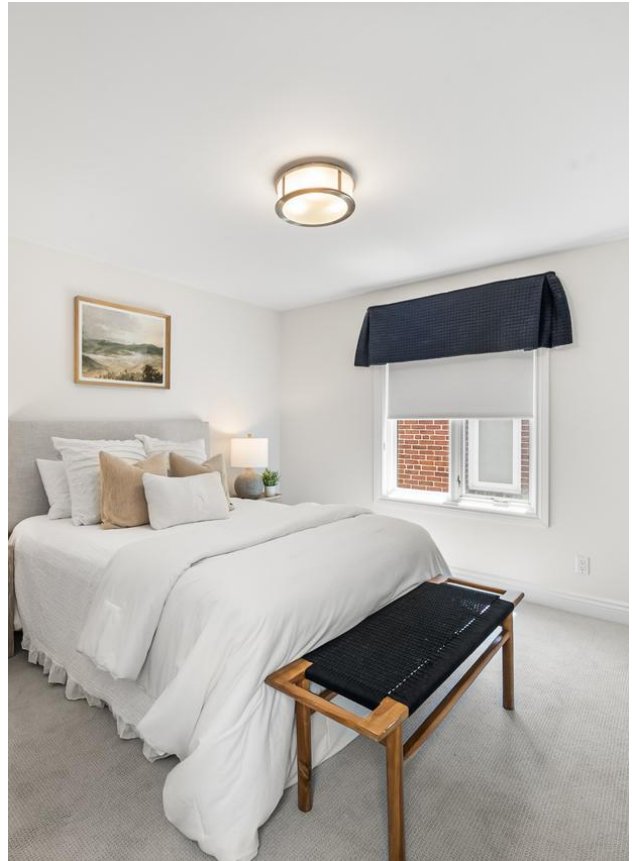












INCLUSIONS

- KitchenAid fridge and freezer
- KitchenAid oven
- KitchenAid built-in microwave and exhaust fan
- Bosch dishwasher
- LG ThinQ washer and dryer (2025)
- Stacked Miele washer and dryer
- Cama-Vac Central Vacuum
- All light fixtures (except where excluded)
- Primary bedroom TV and wall mount
- All blinds
- Built-in speakers

EXCLUSIONS

- Dining room and primary light fixtures
- Family room TV and wall mount
- Recreation room TV and wall mount
- All curtains
- Curtain rod in family room
- Google doorbell
- EV Charger

RENTAL ITEMS

- Hot Water Tank - Enecare (\$63.13/Month)

LOT SIZE

- 35.45 x 109 Feet

TAXES

- \$10,806.70 (2025)

POSSESSION

- 60-90 Days

HEATING

- Forced Air Gas

COOLING

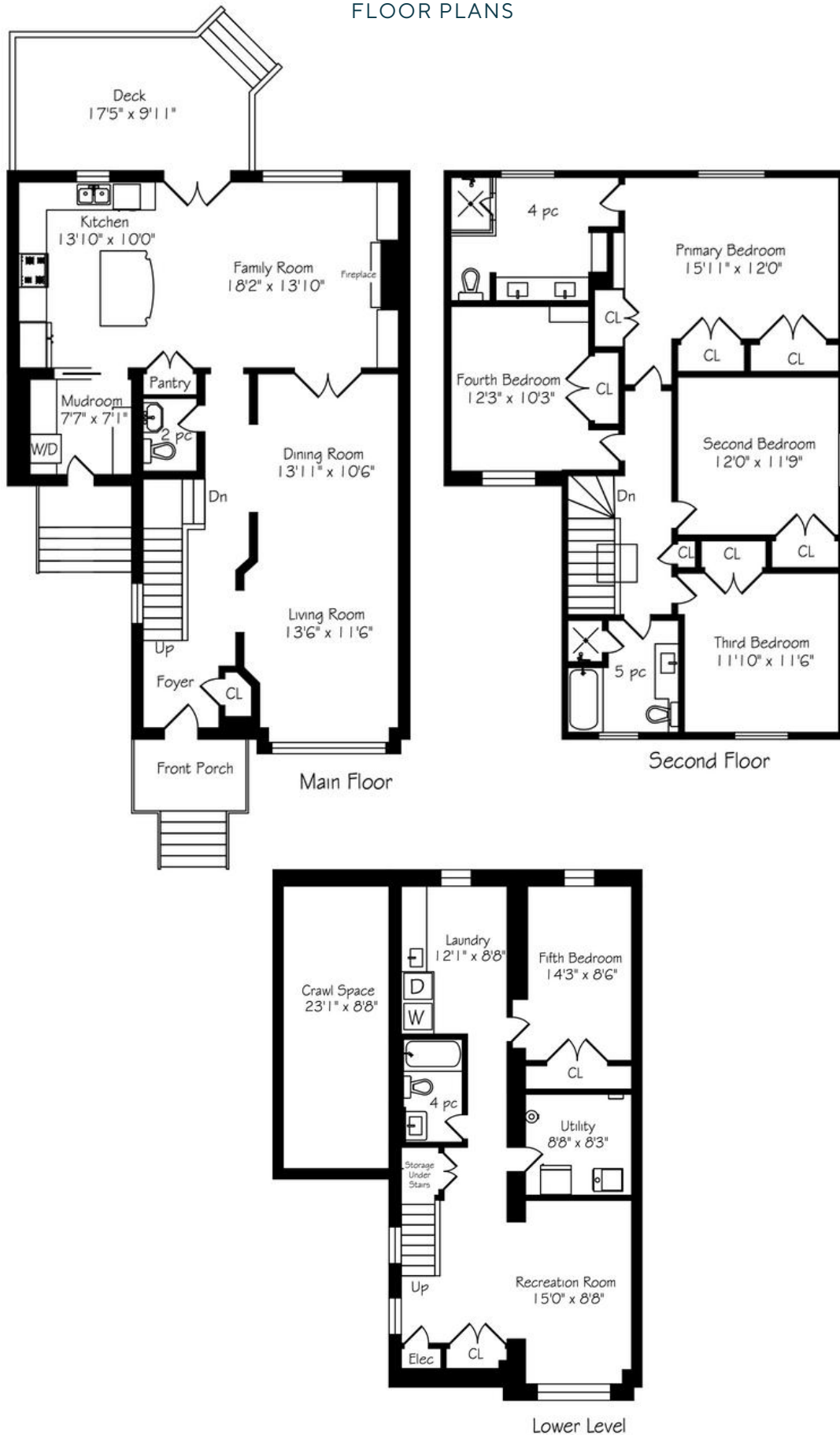
- Central Air Conditioning

PARKING

- Private Driveway

43 RANDOLPH ROAD

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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