



# 48 EDEN VALLEY DRIVE

EDENBRIDGE/HUMBER VALLEY







## WELCOME TO 48 EDEN VALLEY DRIVE

Situated in the desirable Humber Valley neighbourhood, 48 Eden Valley Drive is a timeless family home with a spacious and well-planned layout, designed to enhance everyday family living. Located just steps from St. George's Golf and Country Club and set on a picturesque, tree-lined street, this four-bedroom, five-bathroom home presents the perfect opportunity for families to establish their roots and create lasting memories.

Step into a grand and inviting living room, where natural light floods in through an impressive bay window, creating a bright and airy ambiance. This spacious layout allows for versatile styling and effortless flow. Timeless oak paneling lends a refined character, while rich, dark hardwood flooring grounds the space with warmth. The elongated proportions enhance the room's appeal, and with clear sightlines to the formal dining room at the rear, this living area seamlessly blends elegance with everyday comfort.

Beyond the living room, the formal dining room continues the refined aesthetic, featuring hardwood floors, panelling, and backyard views. This space is perfect for hosting everything from casual dinners to celebratory gatherings.



The kitchen is a culinary delight and is designed for both style and function, complete with tile flooring, stainless steel appliances, and sleek stone countertops. A breakfast area with a bay window offers a tranquil spot to enjoy morning coffee while overlooking the backyard.

The family room is a warm and welcoming space, anchored by a gas fireplace with a striking floor-to-ceiling tile surround. Oak paneling along the walls adds a sense of character and timeless charm, enhancing the room's inviting atmosphere.

Flooded with natural light from large windows, this room feels connected to the outdoors while maintaining a warm, inviting atmosphere. Whether it's a lively gathering or a quiet night by the fire, the space is designed for both.

The upper level is home to four well-appointed bedrooms, each offering comfort and privacy. The primary suite is a true sanctuary, featuring broadloom flooring, a spacious walk-in closet, and a spa-like five-piece ensuite.

The beautifully appointed 5-piece primary ensuite offers a calm and elegant retreat. Featuring a deep soaker tub, a spacious glass-enclosed shower, and a double vanity with ample counter space, this space is as functional as it is refined. Soft, neutral finishes and thoughtful design details create a serene, spa-like atmosphere—perfect for unwinding at the end of the day.

The second bedroom is equally as impressive, featuring a built-in closet and a three-piece ensuite. Two additional bedrooms, all impressively sized, designed and appointed, have ample space, built-in closets, and share a three-piece family bathroom.

The fully finished lower level has everything on your wishlist and more. With so much versatility, a large, open room currently set up as an exercise area offers endless potential—whether as a gym, playroom, or hobby space—complete with cedar closets for thoughtful storage. For those who love to entertain, the wet bar with built-in cabinetry is a standout feature, ideal for hosting or winding down in style.

The recreation room is a flexible space that easily adapts to the needs of a busy household—whether it's movie nights or casual entertaining. A full wall of built-in cabinetry adds valuable storage while keeping the room feeling tidy and streamlined. A three-piece bathroom adds everyday convenience, making this lower level as functional as it is comfortable.

The professionally landscaped exterior offers a peaceful and polished setting, while the built-in double car garage is a standout feature, providing both convenience and ample storage for busy family living.

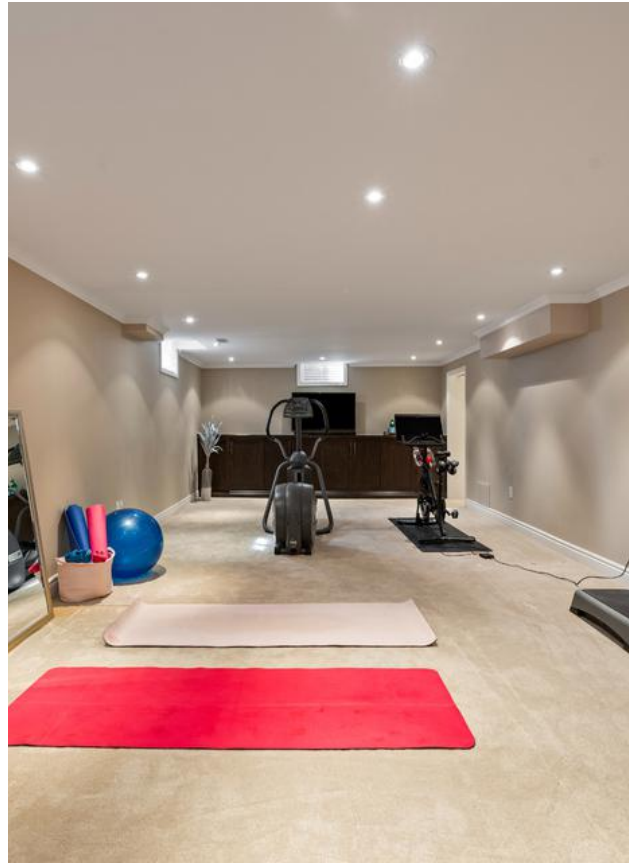
Located in one of Toronto's most desirable family neighbourhoods, 48 Eden Valley Drive offers easy access to schools, including St. George's JS and Richview, along with shops, cafés, and restaurants in The Kingsway and Bloor West Village.

Nature and recreation are just steps away with James Gardens, Lambton Woods, and St. George's Golf and Country Club. Easy access to transit, major highways, and the airport makes getting around effortless.



















# FEATURES

## INCLUSIONS

- All Existing Appliances including:
- LG Stainless Steel French Door Refrigerator with Bottom Freezer
- Dacor Four Burner Gas Cooktop
- Range Hood
- Miele Stainless Steel Dishwasher
- KitchenAid Built-in Stove
- Panasonic Built-in Microwave
- LG Washer and Dryer
- Stainless Steel Wine Fridge (Lower Level)
- Existing Alarm System and Equipment (if Assumable)
- All Existing Window Coverings
- All Existing Electric Light Fixtures
- Hot Water Heater
- Water Softener System and Equipment
- Gas Furnace and Equipment
- Central Air Conditioning and Equipment
- Central Vacuum System and Equipment
- Irrigation System

## EXCLUSIONS

- None

## RENTAL ITEMS

- None

## LOT SIZE

- 66 Feet by 118 Feet Irregular

## POSSESSION

- TBD

## COOLING

- Central Air Conditioning

## TAXES

- \$8,347.42 (2024)

## HEATING

- Forced Air Gas

## DRIVEWAY

- Built-in Garage with 2 Car Parking and a Private Driveway with 2 Car Parking, 4 Car Total Parking



# 48 EDEN VALLEY DRIVE

## Floor Plans



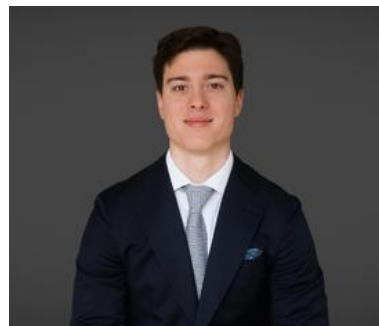




## ELEVATE YOUR EXPECTATIONS



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