



HEAPS ESTRIN

REAL ESTATE TEAM



76 Airdrie Road





## 76 Airdrie Road

This beautiful four bedroom home is well situated in one of the most desirable locations in South Leaside and boasts charming curb appeal and a tranquil setting.

The home offers a flexible floor plan while maintaining traditional Leaside charm and detailed character finishes throughout. The warm and inviting foyer opens into the oversized living room with a wood-burning fireplace, plaster crown moulding and a south facing picturesque sun-filled bay window overlooking the front gardens. The formal dining room boasts wainscoting and is open to the living room providing an ideal place for entertaining. The eat-in kitchen offers additional space for intimate family dinners and overlooks the private rear gardens and quaint deck.

As you approach the second level, you will find a bedroom off the stairs with beautiful stained-glass windows and custom built-in shelving and drawers right outside providing an abundance of storage space. The spacious primary bedroom offers his and hers closets, a built-in dresser and overlooks the front gardens. Two other well-proportioned bedrooms complete this level along with a four-piece bathroom and linen closet.

The lower level has a convenient separate entrance and boasts a spacious recreation room with above grade windows offering plenty of natural light, a spacious laundry room, an additional powder room and ample storage space.

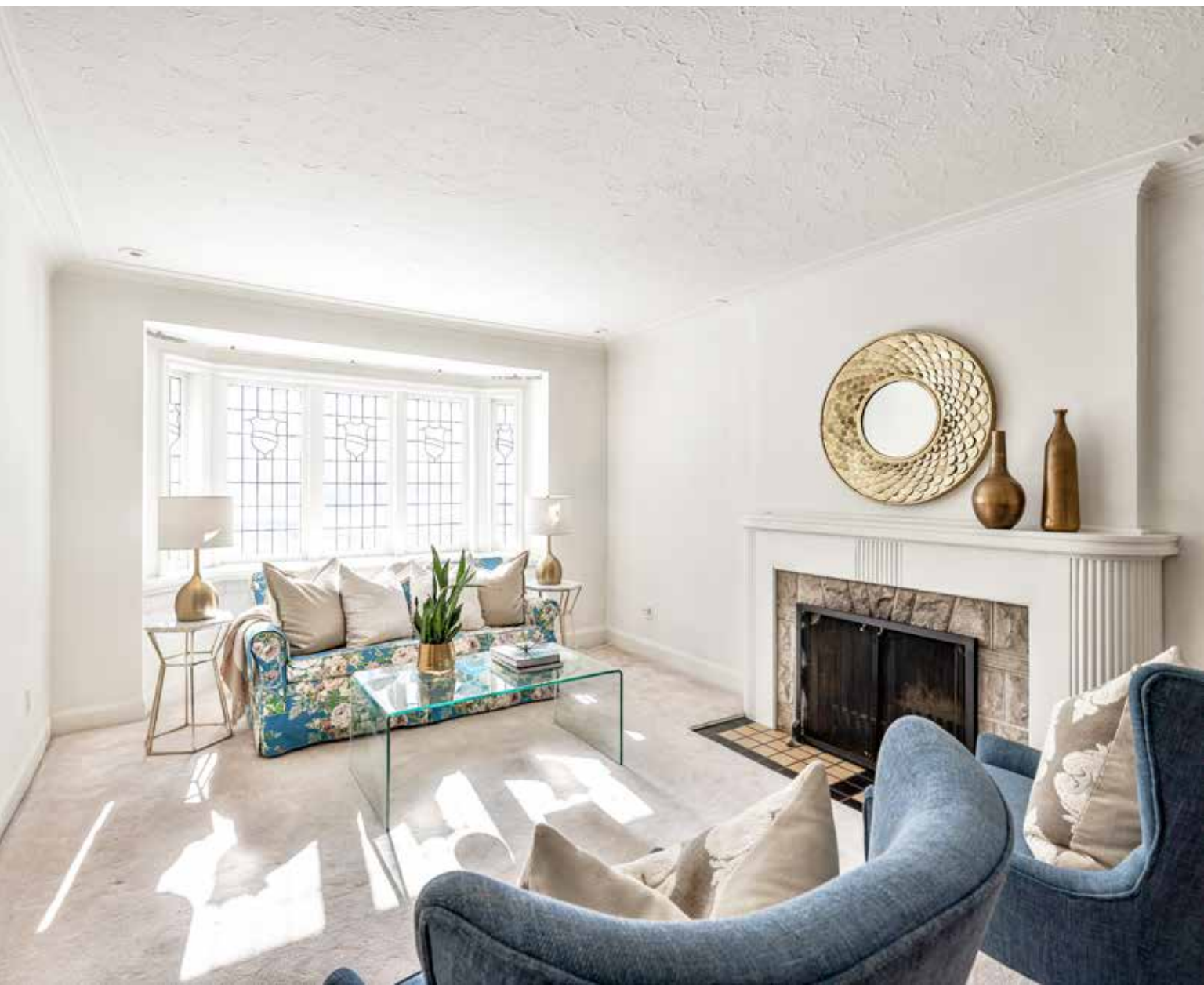
Well loved by the same family for over 57 years, this home is filled with decades of happy memories. Enjoy as is with minor renovations or build your dream home in this unbeatable location surrounded by a fabulous, tight-knit community.

In-district for Rolph Road Elementary School, Bessborough Elementary School and Leaside High School. Walking distance to the shops, restaurants and amenities on Bayview Avenue, Trace Manes Park and Community Centre, Leaside Memorial Arena and Leaside Gardens Pool. Close proximity to the ravine, bike trails, TTC and some of Toronto's top private schools. This beautiful home offers the perfect opportunity to own a lovely family home in one of Toronto's most sought-after neighbourhoods.

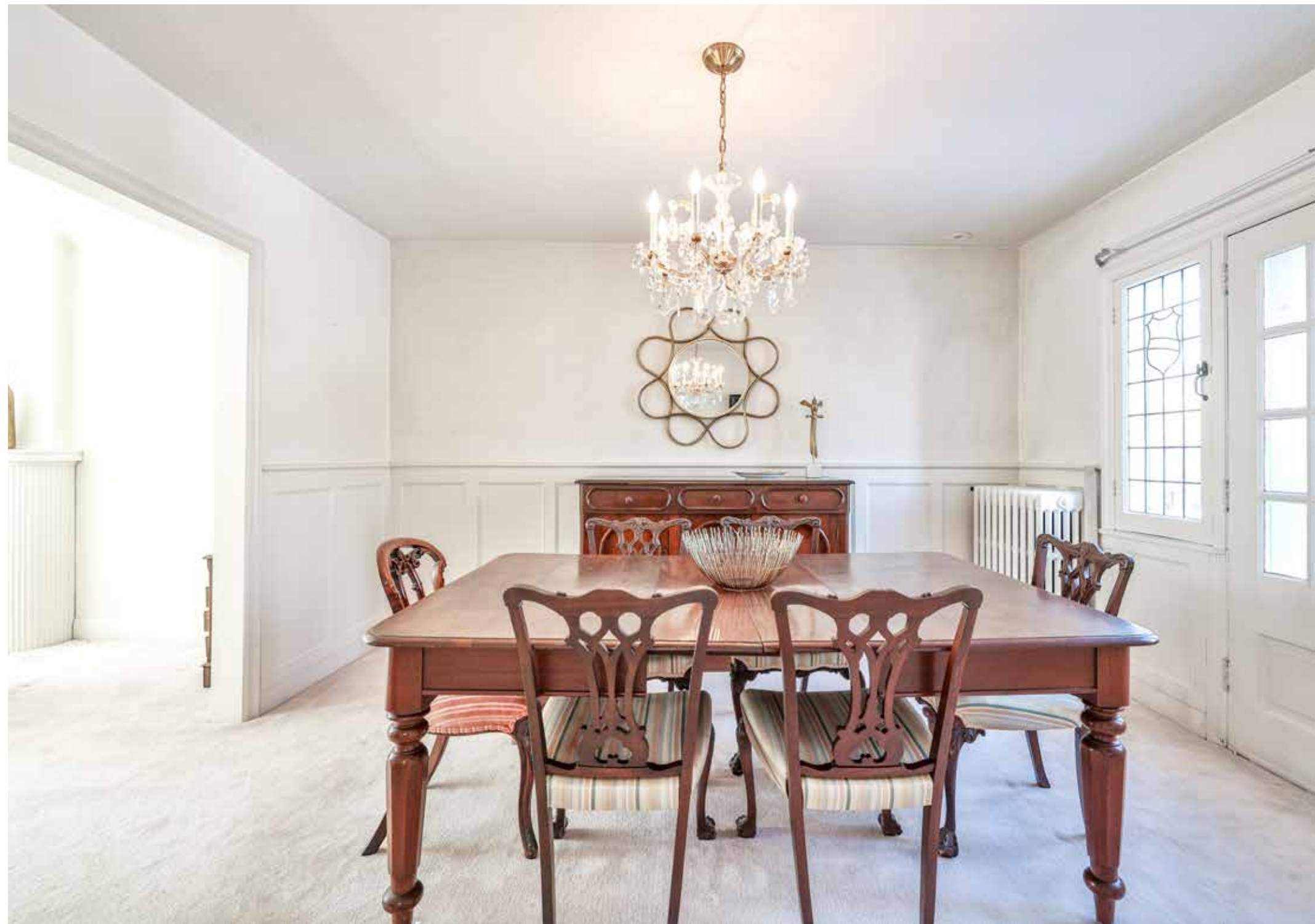




















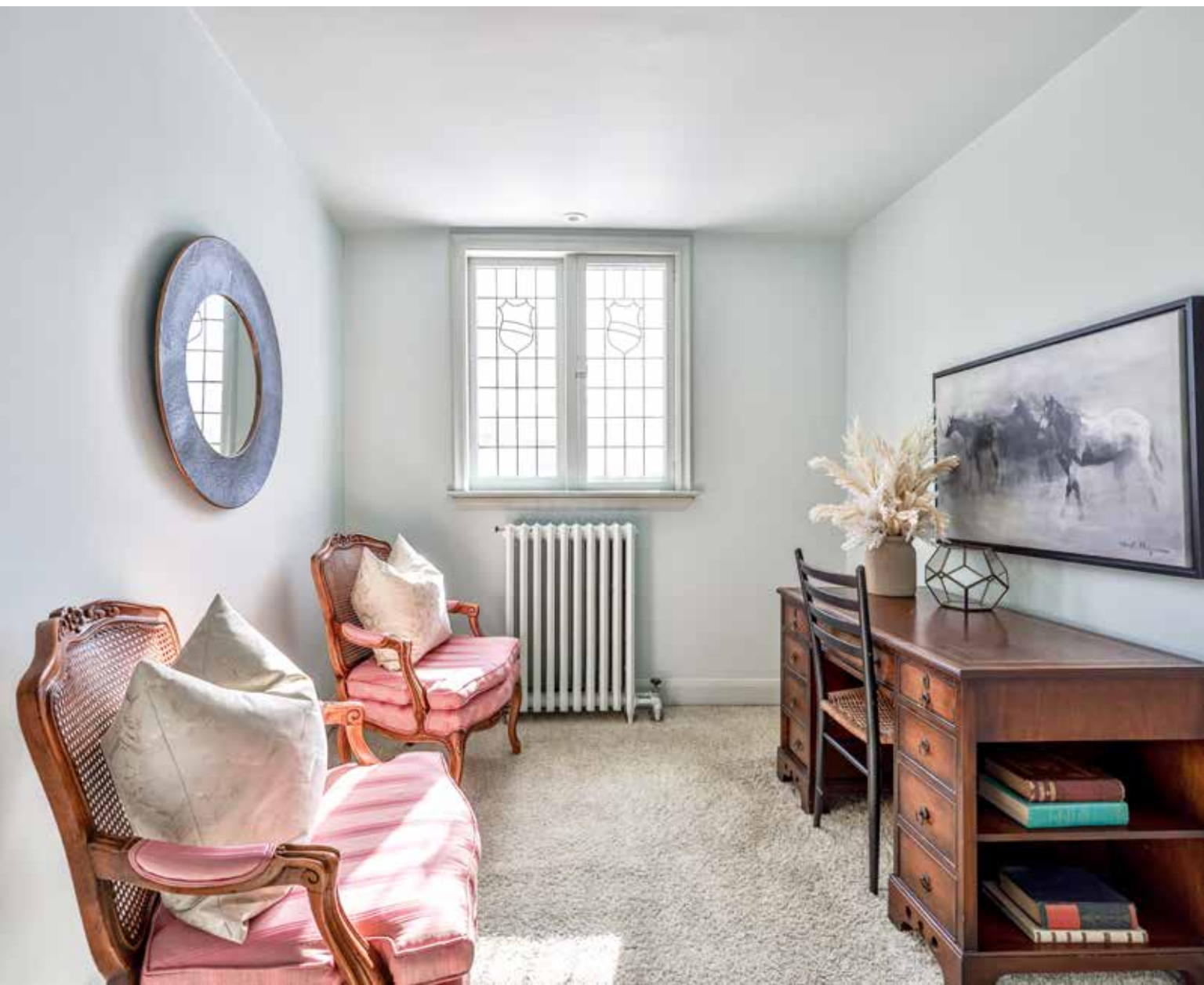








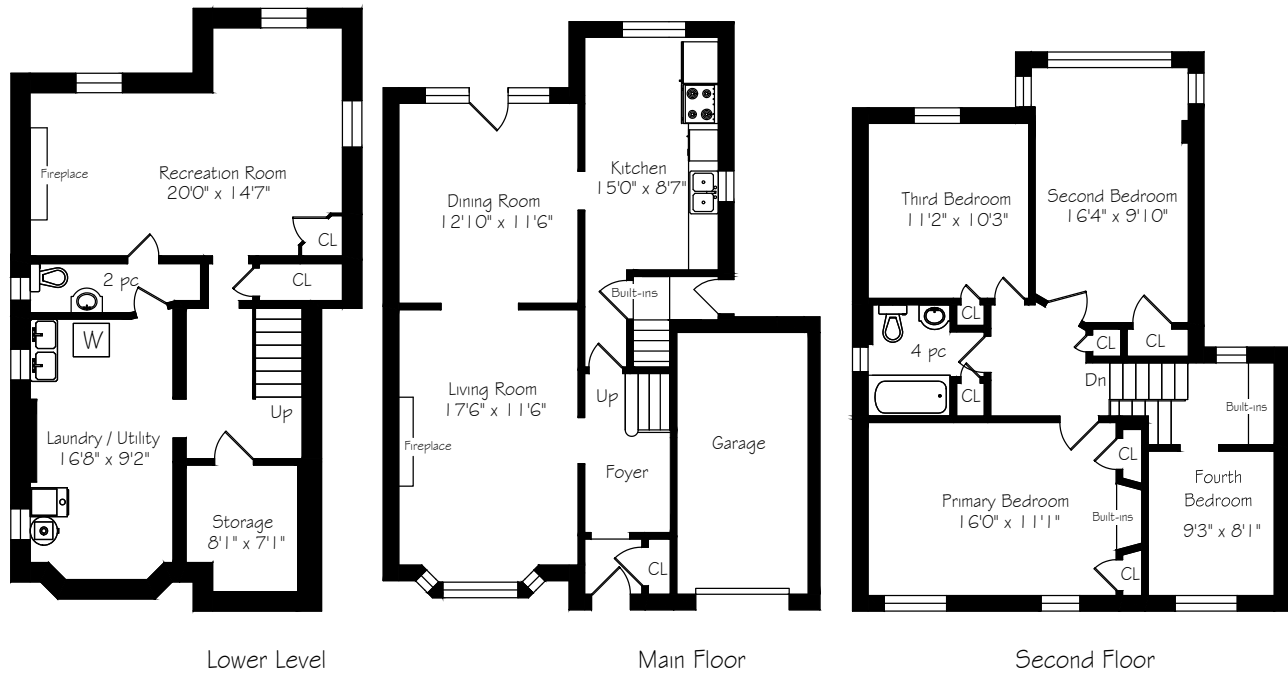












# Details

**LOT SIZE**  
31.86 feet by 133 feet  
(Irregular, please see description)

**TAXES**  
\$9,706.49

**POSSESSION**  
30 days or to be arranged

**HEATING**  
Gas boiler

**COOLING**  
Space Pak air conditioning

**PARKING**  
Private drive with garage.

# Features

- Stunning curb appeal with private interlock driveway with parking for two cars
- Original features and charm intact, including stained glass windows and detailed finishes
- Warm and inviting foyer with tile floors, closet and wainscoting
- Spacious living room with wood-burning fireplace, plaster crown moulding and south facing sun-filled bay window overlooking the front gardens
- Formal dining room with wainscoting and beautiful chandelier overlooks the living room, offering a great flow for entertaining guests
- The eat-in kitchen has a breakfast area overlooking the private rear gardens
- Primary bedroom offers hardwood floors, his and hers closets, and a built-in dresser
- Two upper bedrooms with hardwood floors, ample closet space and overlooking the rear private gardens
- Fourth bedroom boasts broadloom, beautiful stained-glass windows which overlook the front gardens
- Lower level offers additional living space with an oversized recreation room with an abundance of natural light
- Laundry room with ample storage space
- An additional two-piece bathroom
- Storage room with built-in shelving
- Private and tranquil rear gardens with quaint deck
- In school district for Rolph Road Elementary School, Bessborough Elementary School and Leaside High School
- Walking distance to the shops, restaurants and amenities on Bayview Avenue
- In close proximity to Trace Manes park, Community Centre, library, playground and tennis courts
- A short distance to Leaside Memorial Arena and Leaside Garden Pool
- Close proximity to the ravine, bike trails, TTC and some of Toronto's top private schools
- Wonderful sense of community

- INCLUSIONS** All being sold in as is condition.
- Whirlpool stove
  - Magic Chef refrigerator
  - Maytag dishwasher
  - Washer
  - All window coverings
  - All light fixtures (except where excluded)
  - Gas boiler and related equipment
  - Space Pak and related equipment

- EXCLUSIONS**
- Chandeliers (3)
  - Front door knocker

- RENTALS**
- Hot water tank





# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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**Cailey Heaps**

B.Comm.

BROKER OF RECORD

416.424.4910

Cailey@HeapsEstrin.com



**Sandra O'Neill**

B.A

REAL ESTATE AGENT

416.230.7492

Sandra@HeapsEstrin.com

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