



HEAPS ESTRIN

REAL ESTATE TEAM



36 Edgewood Crescent



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Rare opportunity in coveted Rosedale awaits! 36 Edgewood Crescent is a detached three story, four bedroom family home situated on a dead end street just steps to Summerhill Market, Chorley Park and the ravine trail to the Brickworks. Excellent potential to customize to suit your needs. Situated in the sought-after Whitney and OLPH school districts, this property offers a variety of opportunities to explore. This home displays original character-rich charm and well-proportioned living spaces boasting nearly nine-foot ceilings, a large foyer, living, dining and kitchen on the main level. Off the kitchen is an entertainer's deck with built-in seating. The second level boasts three bedrooms and a family bathroom. The third level features a fourth bedroom with potential to become a large and private primary suite. This home is ready for a new family to make it their own. Renovate or rebuild to your taste.













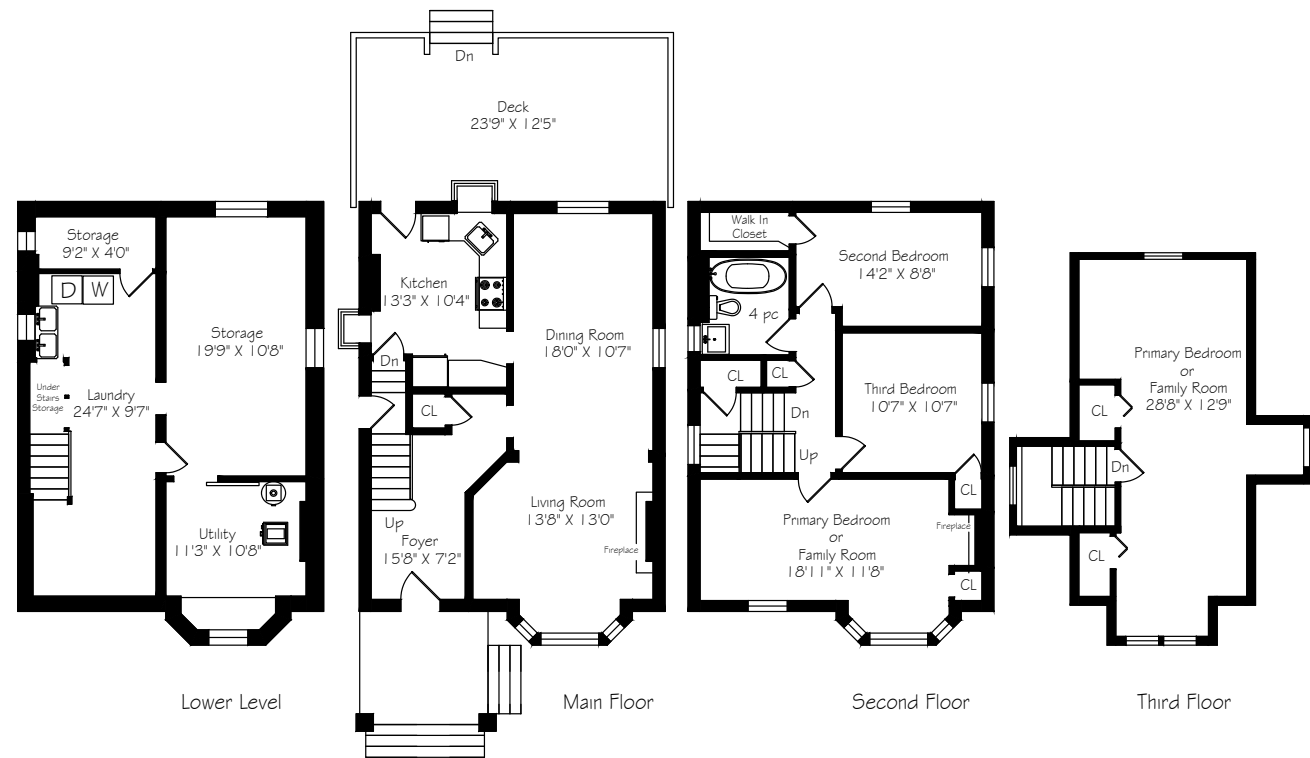








Features



- Situated within the highly coveted Rosedale neighbourhood
- Main floor foyer is generous in size, with almost nine-foot ceilings
- Main floor living space boasts a living room with a wood-burning fireplace, large dining room and a kitchen with access to the backyard
- Enjoy summer entertaining on the large deck with built in seating
- The grand staircase, with ample adjacent closet space, leads to the second floor
- The second-floor features three well-proportioned bedrooms and a family bathroom
- The third floor has potential to be an expansive primary suite
- Separate entrance to the lower level
- Wonderful neighbourhood and sense of community
- In close proximity to Summerhill Market and other neighbourhood amenities
- Near Rosedale Park, Chorley Park and the ravine trail to the Brickworks
- Situated in the sought-after Whitney and OLPH school districts
- Short drive to downtown core, Yonge Street, Yorkville and Bloor Street

INCLUSIONS

- All appliances
- All electric light fixtures
- All Window coverings
- All being sold in as is condition

EXCLUSIONS

- None

RENTALS

- None

Details

LOT SIZE

14.17 x 108 feet (widens to 34.3 feet at the rear). Lot irregular; please refer to survey.

TAXES

\$7,374.66 (2023)

POSSESSION

90 days

HEATING

Hot water gas



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