

THE MILLS TEAM  
is proud to present

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# 53 WALLINGFORD ROAD



[53Wallingford.com](http://53Wallingford.com)



## WELCOME HOME

A rare opportunity in the City of Toronto to live in a unique neighbourhood where comfort, convenience, and long-term potential come together. This detached home sits on an exceptionally large lot and offers sun-filled living spaces, thoughtful renovations, and a generous backyard retreat. Move in and enjoy immediately, or plan for the future in an area that continues to see new luxury homes exceeding \$3M—making this an ideal place to grow, invest, and settle in for years to come.

Inside, the home has been beautifully updated with approximately \$100,000 in recent upgrades, creating a warm, modern and move-in ready interior throughout. Newer windows throughout fill the interior with natural light, highlighting three bright bedrooms and an open living and dining space perfect for everyday living and entertaining. The refreshed kitchen features new cabinetry, countertops, and sink, while updated flooring throughout offers a clean, versatile canvas for any style.

The finished basement expands the living space with a large family room, an additional bedroom or office, and a brand-new 3-piece bathroom. With a separate entrance and ample storage, the lower level offers excellent flexibility—whether for extended family, a home office, or the potential to create a future secondary suite. Every space has been thoughtfully designed to adapt to changing needs over time.

Set on a lovely 60 x 110 ft lot, the outdoor space is both private and peaceful, framed by mature cedar hedges and enhanced by patios, storage sheds, and endless possibilities—from gardening to entertaining or even adding a pool. The location is equally impressive, offering quick access to the DVP and 401, excellent schools within walking distance, nearby parks and greenbelt trails, shopping, and North York General Hospital. It's a home that offers space, serenity, and everyday convenience—all in one exceptional Toronto setting.

## CLOSE TO \$100,000 SPENT ON RENOVATIONS & IMPROVEMENTS SINCE 2021:

### 2025

- Renovated kitchen with new cabinets and countertops
- Added an additional 3-piece washroom on the lower level
- New vinyl floors installed throughout main floor
- Repaired and resurfaced driveway
- Resodded, landscaping and new front walkway
- New appliances (dishwasher, stove and washing machine)
- Many new light fixtures throughout
- New wall (lower level) to separate storage room and laundry area
- Interior painting throughout all finished areas

### 2024

- New large outdoor shed

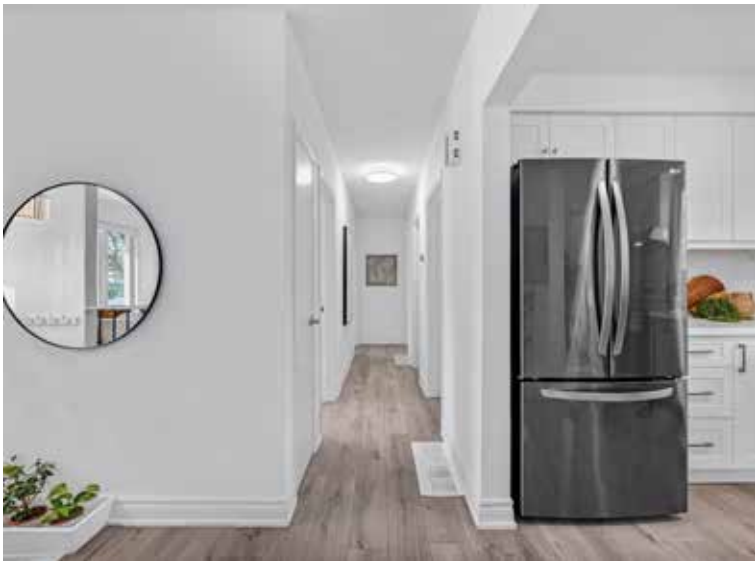
### 2022

- New laminate floors installed in lower level

### 2021

- Backflow prevention valve installed





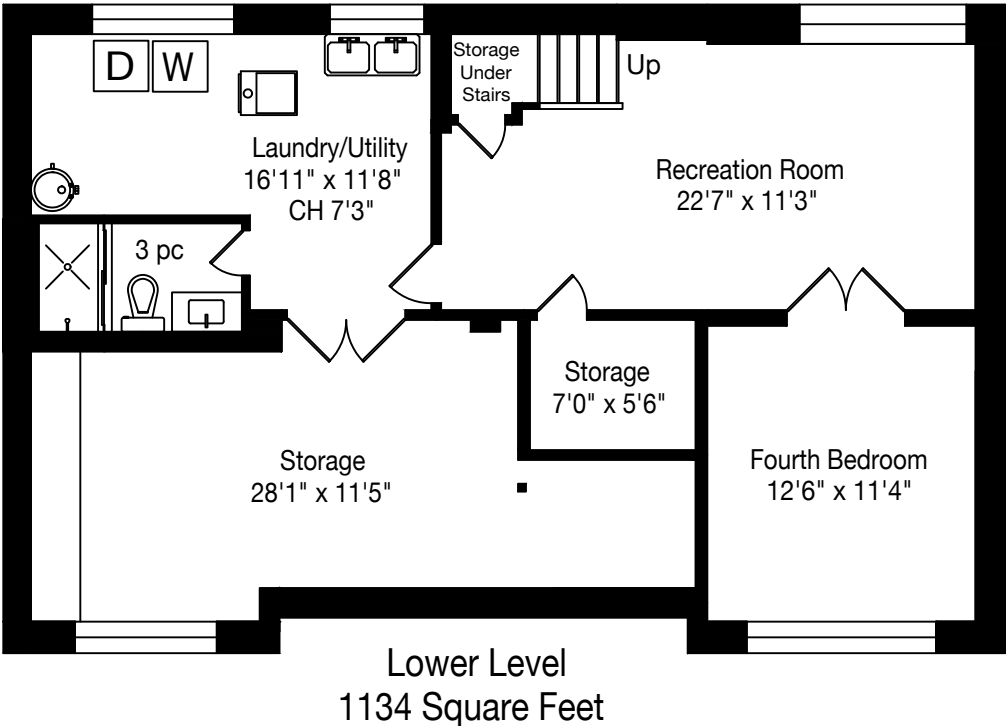
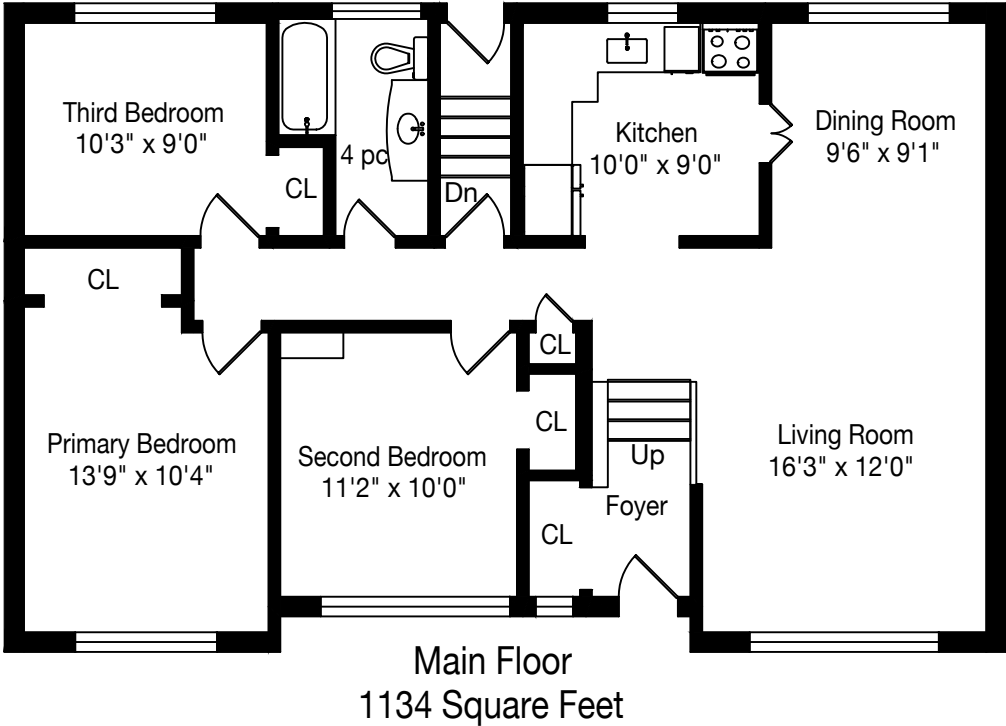
ADDITIONAL INFO

- Property Taxes:** \$6,832.03 (Annual in 2025)
- Lot Size:** 60 feet x 110 feet
- Parking:** Private driveway with parking for up to 5 cars
- Possession:** 60 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$115/month (2025)  
*Gas:* Approx. \$101/month (2025)  
*Water:* Approx. \$97/month (2025)
- Inclusions:** Stainless steel kitchen appliances: LG refrigerator/freezer, LG stove, hood exhaust and Frigidaire dishwasher. Samsung washer and Maytag dryer, all electric light fixtures, all built-in shelving and cabinetry including wall of custom shelving in storage room, all window coverings, all parts of furnace and central air conditioner, hot water tank (owned), Nest thermostat, Eufy front door camera and doorbell, two garden sheds, front and rear door keypad locks and City of Toronto garbage and recycling containers

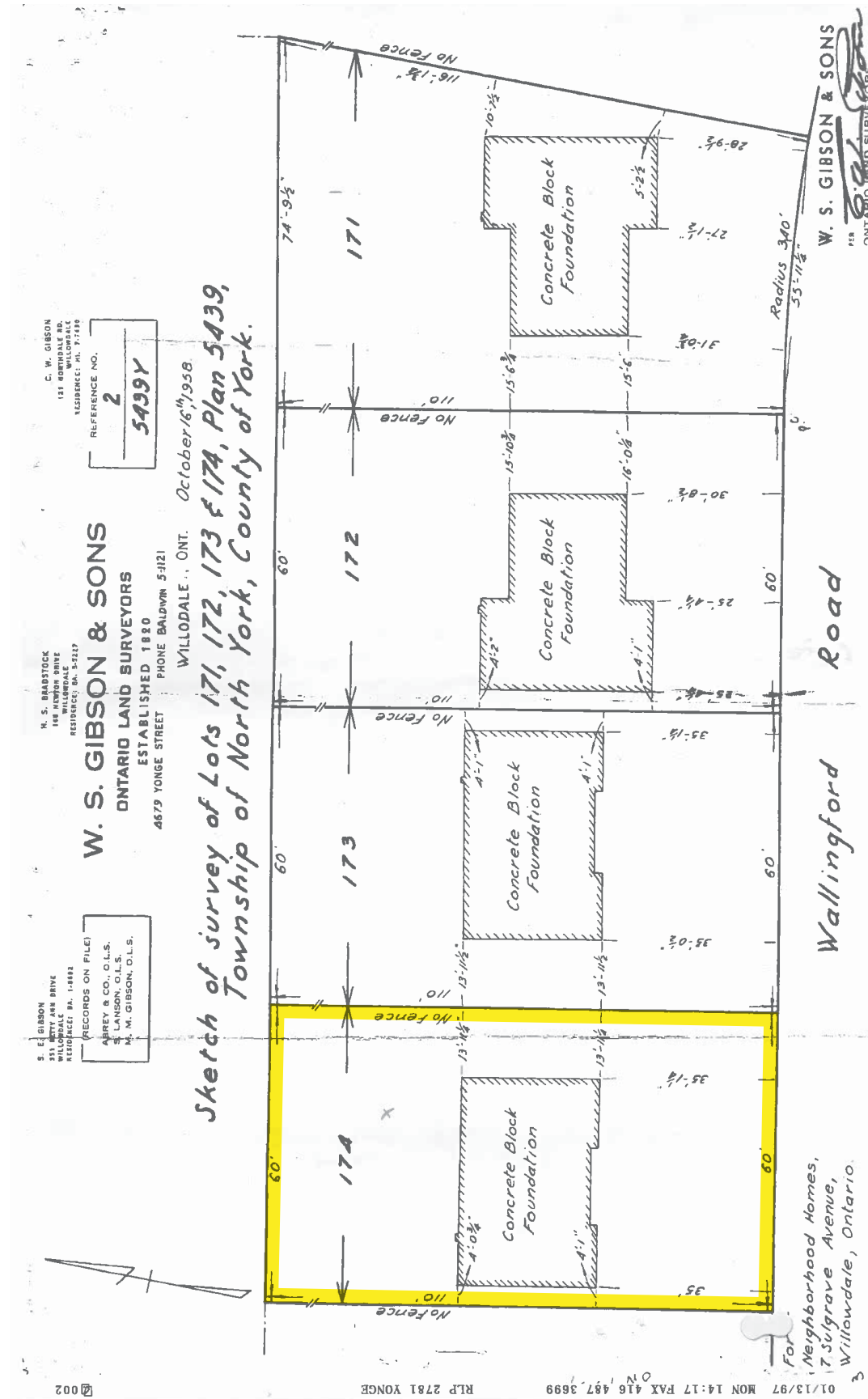
A Home Inspection Report dated January 26th, 2026 is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE











SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



**Crestwood Preparatory College (Upper School)**  
Grades 7 to 12  
217 Brookbanks Dr

**Victoria Park Collegiate Institute**  
Designated Catchment School  
Grades 9 to 12  
15 Wallingford Rd

**Ranchdale Public School**  
Designated Catchment School  
Grades PK to 5  
60 Ranchdale Crescent

**Donview Middle Health and Wellness Academy**  
Designated Catchment School  
Grades 6 to 8  
20 Evermede Dr

**ÉE Jeanne-Lajoie**  
Designated Catchment School  
Grades PK to 6  
150 Carnforth Rd

**ÉS Étienne-Brûlé**  
Designated Catchment School  
Grades 7 to 12  
300 Banbury Rd

PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.



**Victoria Park CI & Grounds**  
15 Wallingford Rd

**Brookbanks Park**  
75 Brookbanks Dr

5 mins

**Lynedock Park**  
29 Lynedock Cres

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

6 mins

- 4 Playgrounds
- 1 Pool
- 4 Tennis Courts
- 1 Sports Field
- 1 Track
- 1 Splash Pad
- 2 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.6 km away, and the nearest street transit stop is a 6 minute walk away.

**Nearest Rail Transit Stop**  
Don Mills Station

**Nearest Street Level Transit Stop**  
Underhill Dr At Brookbanks Dr

6 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.

**North York General Hospital**  
4001 Leslie St

**Fire Station**  
59 Curlew Dr

**Police Station**  
50 Upjohn Rd

HoodQ

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## THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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53Wallingford.com

**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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