



INTRODUCING
52 LAKERIDGE DRIVE

JILL
FEWSTER-YAN
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

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TOON
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YAN
SALES REPRESENTATIVE

RICARDO
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SALES REPRESENTATIVE

52Lakeridge.com



ABOUT THE HOME

Welcome to this beautifully renovated freehold end-unit townhome just steps from the waterfront, offering stunning views of Lake Ontario from both the kitchen and primary bedroom retreat. Move-in ready and thoughtfully updated throughout, this 3 bedroom, 3 bathroom home is an ideal opportunity for first-time buyers or downsizers looking for style, space, and solid mechanics. Designed with a warm coastal farmhouse aesthetic throughout, the home features curated finishes including a custom-designed kitchen, Restoration Hardware inspired bathroom details, updated lighting, charming hand-painted exterior accents, and beautiful stained glass features that add character and personality throughout the space. Renovated in 2022, the kitchen includes integrated built-in appliances including a panelled fridge and dishwasher, plus a bright eat-in area with oversized windows overlooking the water. The open-concept main floor offers a combined living and dining room with hardwood flooring, a gas fireplace, and a walkout to a large private backyard with an impressive amount of table land and green space rarely found in townhomes in the area. Fully fenced and complete with a garden shed, the backyard is perfect for kids, pets, entertaining, or relaxing outdoors. A convenient 2-piece powder room completes the main floor. Upstairs, the oversized primary bedroom retreat features a walk-in closet, additional large closet, and a beautifully renovated ensuite bathroom, while both the bedroom and ensuite enjoy peaceful lake views. Two additional bedrooms share a 4-piece bathroom highlighted by a stunning stained glass window. Brand new broadloom throughout the stairs and bedrooms adds warmth to the upper level. The finished basement offers flexible open-concept space ideal for a recreation room, kids' play area, games room, or home office, along with a clean laundry room and additional storage. An extra-deep attached single car garage with custom built-in shelving plus a private driveway provide excellent parking and storage. Major upgrades include a brand new high-efficiency furnace and heat pump central air conditioning system (2026), custom kitchen renovation (2022), renovated ensuite bathroom (2016), and roof (2016).



PROPERTY INFORMATION

Taxes: \$4,004.20 (2025)

Lot Size: (Irregular corner lot as per GeoWarehouse)

Front: 28.56 feet
 South side: 109.7 feet
 North side: 115.10 feet
 Rear: 26.48 feet

Legal Description:

Pcl Plan-1, Sec 66M2292 ; Lot 447, Plan 66M2292 ; T/W R.O.W. & Ease. Over Pt Lot 448, Plan 66M2292, Pt 1 66R17322 As In E38936. Scarborough ; City Of Toronto

Parking:

1-car attached garage
 1-car parking in private driveway

Possession:

30-90 days

Heating/Cooling:

Forced air gas furnace
 Central air conditioning (heat pump)

Electrical:

100 amp service

Utilities:

Hydro TORONTO \$110/month (apprx. cost based on a 12 mo. avg)
 Gas ENBRIDGE \$80/month (apprx. cost based on a 12 mo. avg)
 Water/Waste TORONTO \$80/month (apprx. cost based on a 12 mo. avg)

Inclusions:

Fridge, stove, dishwasher, microwave, washer, dryer, all window covering, electrical light fixtures, bathroom mirrors, garage door opener/remote, satellite dish, garden shed, hot water tank is owned

UPGRADES BY THE CURRENT HOME OWNERS INCLUDE:

- Brand new high-efficiency furnace & heat pump central air conditioning (2026)
- Custom renovated kitchen (2022)
- Renovated ensuite bathroom with finishes from Restoration Hardware (2016)
- Roof (2016)

ABOUT THE COMMUNITY

Residents of 52 Lakeridge Drive can walk to a wide variety of top-notch amenities including multiple parks, the local shopping plaza (with LCBO, Beer Store, vet clinic, doctor's offices and a variety of eateries) and excellent schools at all levels. Outdoor enthusiasts will love being within walking distance of Rouge Beach Park and the Waterfront Trail where you can launch a canoe in the Rouge River or hike, bike or walk your dog along the shores of Lake Ontario. Excursions outside the neighbourhood are made easy with the Rouge Hill GO Train a short walk away, and the TTC and 401 close-by. This is a great opportunity to own a spacious, affordable home that allows your family to live and grow in the fantastic, family friendly, Waterfront Community of West Rouge.

A pre-list home inspection was provided by Ian Calman from Pillar to Post on May 1st, 2026. The Buyer acknowledges that the home inspection report and marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.