

AB&A

AMY BRAY & ASSOCIATES



Timeless Tyandaga Charm

1952 Edenvale Crescent

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3 Beds • 2+2 Baths • 2,900+ sq.ft.

Elevated in every sense, 1952 Edenvale Crescent commands attention from its prestigious position at the peak of one of Tyandaga's most established and sought-after crescents. Set on an expansive, beautifully landscaped lot just steps from Tyandaga Golf Course and the Bruce Trail, this meticulously maintained residence offers a rare opportunity to own a home where pride of ownership is evident at every turn.

Lovingly cared for over the years, this stately 3-bedroom home showcases the traditional Tyandaga floor plan buyers have long admired—offering distinct principal spaces, exceptional functionality, and the enduring character that defines this coveted neighbourhood.

Originally designed as a four-bedroom layout and thoughtfully reimaged to create more expansive bedroom spaces, the home now offers generous proportions and a more luxurious sense of scale throughout the upper level.

Inside, warmth and tradition meet endless opportunity. Spacious living and dining rooms create the perfect setting for entertaining, while the thoughtfully designed layout offers remarkable versatility for family living and future personalization.





















At the rear, a charming Muskoka room invites quiet mornings and peaceful evenings overlooking the mature, private grounds—an extension of the home designed to be enjoyed in every season.

The oversized lot offers exceptional outdoor potential, with ample room for a future pool or expanded outdoor living vision. A walk-out from the lower level to the garage adds practical everyday functionality and enhances the home's overall flow.

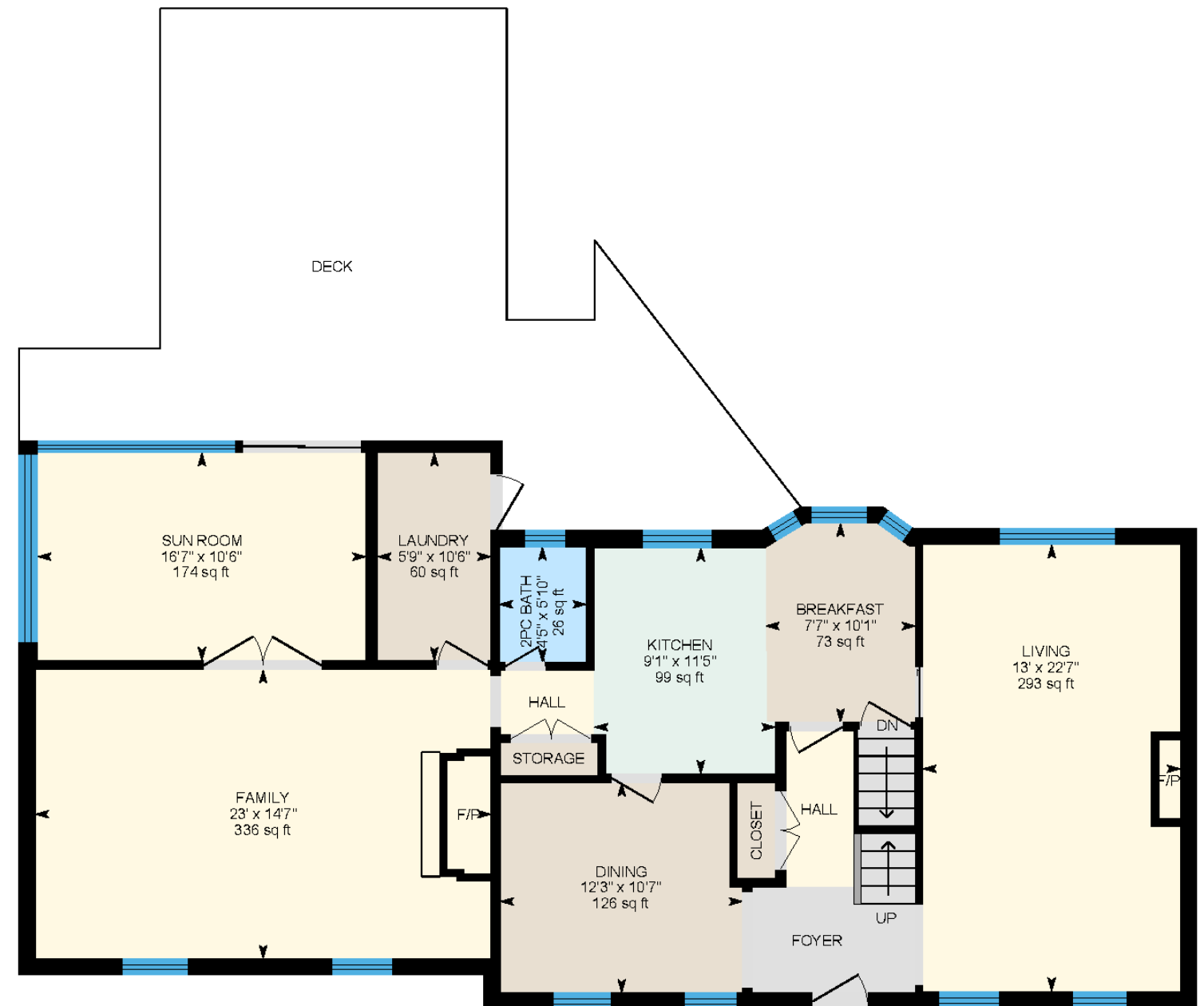
For those seeking a property with exceptional bones, timeless appeal, and the chance to make it their own in one of Burlington's most beloved communities, 1952 Edenvale Crescent presents a **rare and compelling opportunity.**



Floor Plans

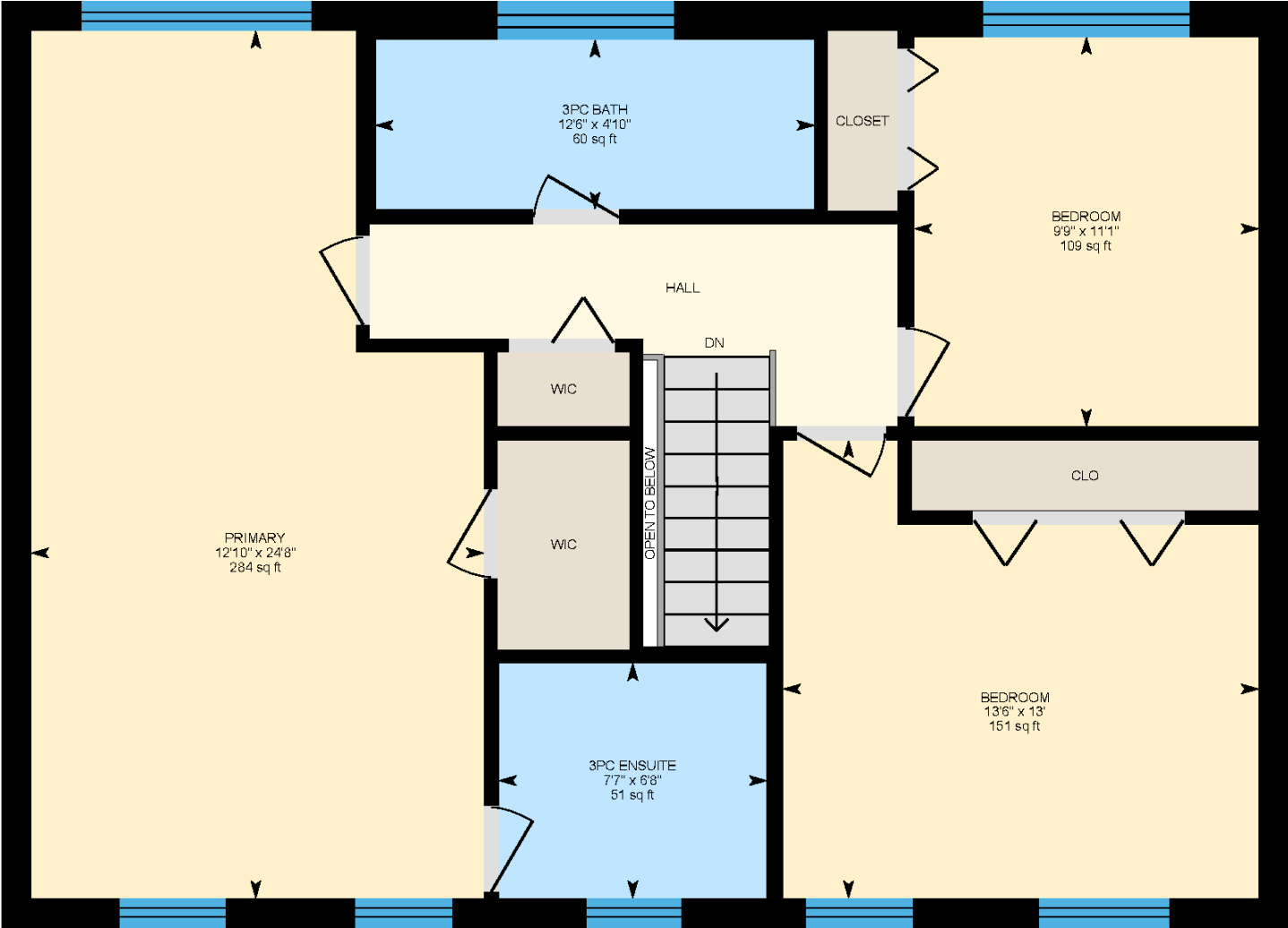
Main Level

1,376 sq.ft.



Second Level

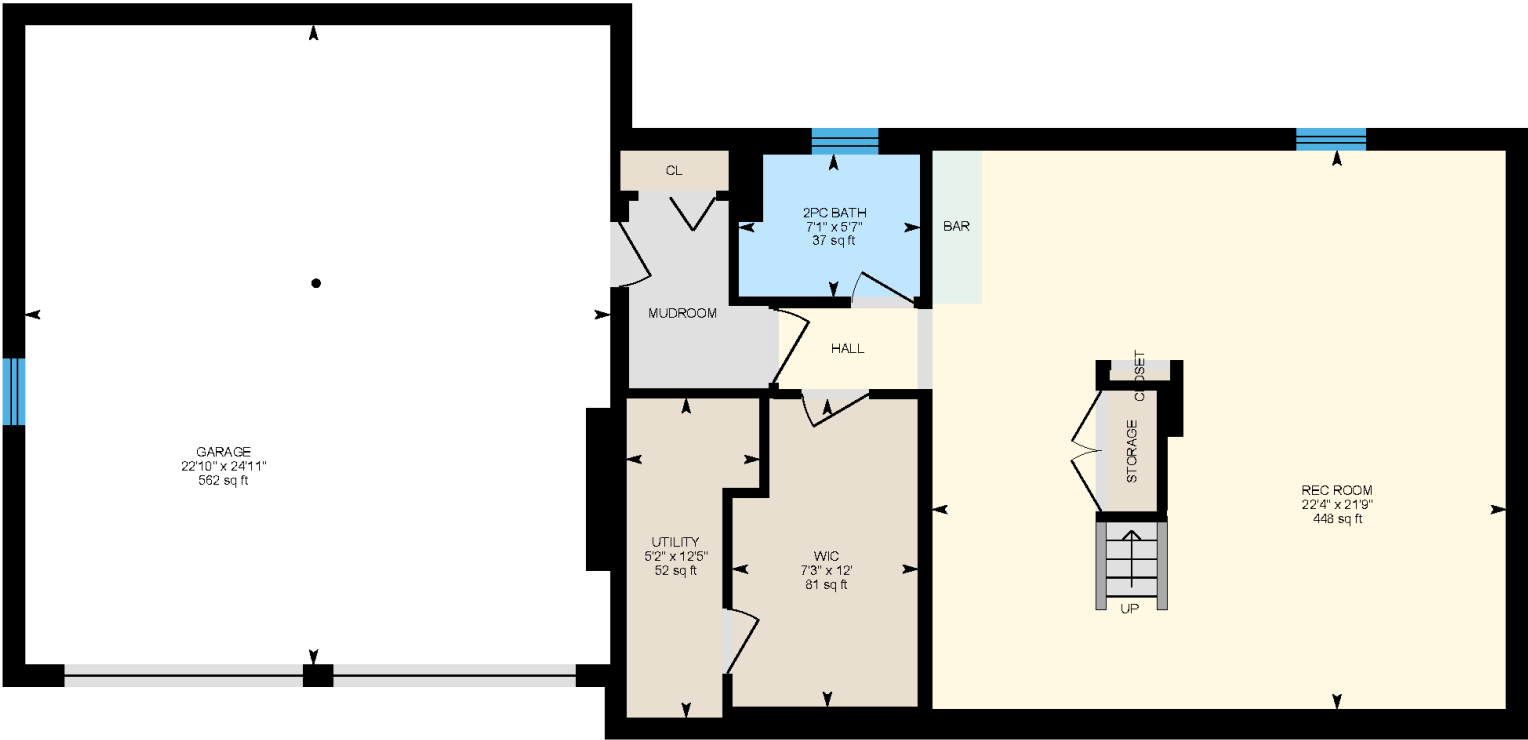
852 sq.ft.



Sotheby's International Realty Canada does not guarantee the accuracy or feasibility of this proposed plan. Buyer to verify if important. E & O.E. Square footage provided is from MPAC propertyline report.

Lower Level

745 sq.ft.



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Special Features & Finishes

INTERIOR

- Hardwood, Vinyl & Laminate Flooring Throughout
- Charming Crown Moulding & Traditional Tyandaga Wainscoting Detailing
- Originally Designed As A 4-Bedroom Layout

MECHANICAL

- Furnace – 2009
- Central Air Conditioner – 2009
- Hot Water Heater (Rental)
- 40 Year Upgraded Roof – 2007

EXTERIOR

- Triple Pane Windows On Front Of Home - 2011
- Double Pane Windows On Rear Of Home - 2009
- Double Garage Door
- Steps To Tyandaga Golf Course
- Bruce Trail Access
- Close To Schools, Shopping & Major Highways
- Beautiful Walkable Family-Friendly Neighbourhood

BACKYARD

- Muskoka-Esque Private Backyard Retreat
- Professional Landscaping & Hardscaping
- Rear Deck Repainted - 2026
- Multiple Outdoor Living & Entertaining Areas



LIVING ROOM

- Hardwood Flooring
- Oversized Windows Overlooking Front & Backyard
- Picture Wall Moulding Detailing
- Gas Fireplace
- Crown Moulding

KITCHEN

- Granite Countertops
- Oversized Eat-In Peninsula With Double Sink
- Stainless Steel KitchenAid Refrigerator
- Stainless Steel Bosch Gas Range & Dishwasher
- Stainless Steel Panasonic Microwave
- Pantry Storage Closet

DINING ROOM

- Double Windows Overlooking Frontyard
- Hardwood Flooring
- Crown Moulding
- Walk-Through To Kitchen

FAMILY ROOM

- Hardwood Flooring
- Double Windows Overlooking Frontyard
- Wall Moulding Detailing
- Gas Fireplace
- Built-In Bookshelf
- French Doors To Sun Room

SUN ROOM

- Panoramic Windows Overlooking Backyard
- Paneled Wall Detailing
- Walk-Out To Backyard Deck

LAUNDRY ROOM

- Oversized Windows Overlooking Front & Backyard
- LG Washer
- Maytag Dryer
- Walk-Out To Backyard

UPPER LEVEL

PRIMARY BEDROOM & 5-PIECE ENSUITE BATHROOM

- Spacious Primary Retreat
- Window Overlooking Front Yard & Backyard
- Hardwood Flooring
- Walk-In Closet
- Three-Piece Ensuite Bathroom
- Modern Glass Sink Vanity
- Step-In Glass Enclosed Shower
- Window Overlooking Front Yard

ADDITIONAL BEDROOMS & BATHROOM

- Second & Third Bedrooms Overlooking Frontyard & Backyard
- Spacious Closets With Bi-Fold Doors
- Large Windows
- Three-Piece Guest Bathroom
- Step-In Glass Enclosed Shower
- Window Overlooking Backyard

LOWER LEVEL

RECREATION ROOM

- Traditional Tyandaga Wainscoting
- Multiple Storage Closets
- Window Overlooking Backyard
- Wet Bar With Sink
- Two-Piece Bathroom With Window Overlooking Backyard
- Walk-In Closet With Closet Built-In's
- Walk-Out To Garage



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