



FOR SALE

DETACHED

MLS# C13577280

1396 Mount Pleasant Road, Toronto, ON M4N 2T8

Lawrence Park South, Toronto · M4N 2T8

C\$ 1,995,000

4	3	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this Beautifully Renovated 2 1/2 Storey Family Home in the Heart of Lawrence Park. Situated on a premium 41 frontage lot with a private driveway and a beautiful Sunfilled Pool size yard. This Home boasts a Beautifully Renovated Kitchen (2024) complete with quartz countertops, new stainless steel appliances, new flooring throughout the main level (2024). The Formal Dining Room walks out to an enclosed sunroom, providing a bright and versatile space ideal for relaxing, entertaining, or keeping an eye on the children at play. The second floor offers 3 spacious bedrooms each with large picture windows and ample closet space along with a 5pc Renovated bathroom (2024). The private third-floor retreat features a fourth bedroom with a walk-in closet and picture windows, a dedicated home office, and a 3-piece ensuite bathroom, creating an ideal space for added comfort and privacy. The finished basement, complete with a separate side entrance, includes a large recreation room with built-in shelving, new carpeting (2025), pot lights, and windows for natural light. Additional lower-level features include a 4-piece bathroom, a versatile workshop/storage area, and a spacious laundry room with utility sink and shelving. Recent improvements include newly installed stone flooring at the front porch entrance significant electrical upgrades, a newer roof (2015), and air conditioning (2015). Ideally located near parks, recreational facilities, and some of Toronto's top-rated schools, including Bedford Park Public School and Lawrence Park Collegiate Institute, this home is just minutes from Yonge Street, transit, shopping, and local amenities. Nestled on a quiet and peaceful street surrounded by multi-million-dollar homes, this remarkable property offers an outstanding opportunity to enjoy family living in one of Toronto's most prestigious and sought-after neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,182
POSTAL CODE	M4N 2T8
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Bay Window
Dining Room	Main	—	W/O To Sunroom, Hardwood Floor, Closet
Kitchen	Main	—	Stainless Steel Appl, Quartz Counter, Hardwood Floor
Office	Main	—	Hardwood Floor, Window
Sunroom	Main	—	Enclosed, Picture Window, Tile Floor
Primary Bedroom	Second	—	His and Hers Closets, Window, Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Bedroom 4	Third	—	3 Pc Ensuite, Hardwood Floor, Closet
Office	Third	—	Open Concept, Hardwood Floor
Recreation	Lower	—	Broadloom, B/I Shelves, Pot Lights
Laundry	Lower	—	Window
Workshop	Lower	—	Window

GALLERY





LISTING AGENT

Pavel Shaganenko

MCCANN REALTY GROUP LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.