



FOR SALE

DETACHED

MLS# C13589502

326 Lawrence Avenue W, Toronto, ON M5M 1B4

Bedford Park-Nortown, Toronto · M5M 1B4

C\$ 1,249,000

2	1	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Endless Potential in Bedford Park, Northtown: Renovate or Build Two Luxury Semis! Welcome to 326 Lawrence Avenue West, an exceptional opportunity in one of Toronto's most sought-after neighbourhoods. This charming 2-bedroom bungalow sits on a generous 3,500+ sq ft lot in the heart of Bedford Park-Nortown, a family-friendly community celebrated for its top-rated schools, tree-lined streets, and unbeatable urban amenities. Whether you're a first-time buyer, savvy investor, or visionary builder, the potential here is undeniable. Renovate the existing home and make it your own, or take advantage of the lot's development potential to build two luxury semi-detached residences, a rare opportunity in this high-demand pocket. This area has seen tremendous growth, with modern infill housing and custom homes transforming the streetscape. With the right design and vision, this lot is a perfect canvas for a pair of upscale semis ideal for end-users or a lucrative resale project. Located just steps from premier schools, shops, parks, and transit, 326 Lawrence offers unparalleled convenience and lifestyle. With quick access to Avenue Road, Yonge Street, and major highways, getting around the city is effortless. Nearby parks and trails also provide a wealth of green space and recreational options. 326 Lawrence Avenue West is more than just a home - it's an opportunity to create, invest, and thrive in one of Toronto's most established neighbourhoods. Whether you choose to restore its charm or unlock its full redevelopment potential, the future here is undeniably bright.

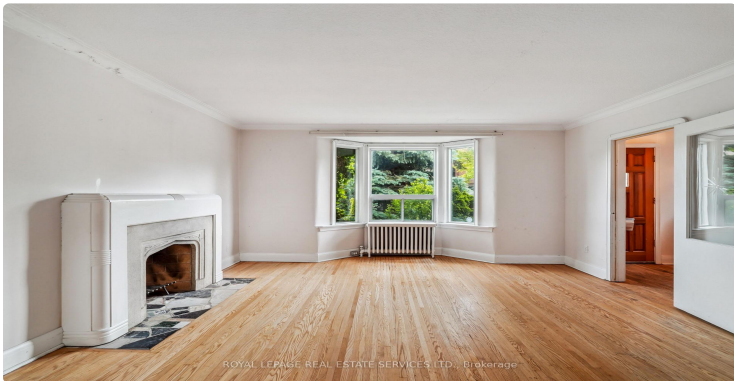
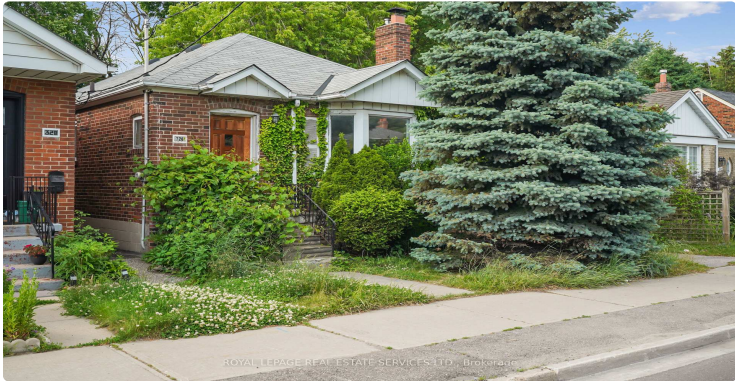
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	North
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,592
POSTAL CODE	M5M 1B4
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.