



FOR SALE

DETACHED

MLS# C13607896

40 Snowdon Avenue, Toronto, ON M4N 2A6

Lawrence Park North, Toronto · M4N 2A6

C\$ 1,998,000

5	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered 3-storey brick residence offering approximately 1,975 sq.ft. of above-grade living space on a prime 30 x 125 ft lot in the highly coveted Wanless Park / Bedford Park school district. This classic family home showcases timeless character with spacious principal rooms, hardwood flooring, fireplace, and an eat-in kitchen with walk-out to a lush, private garden setting. The upper levels feature five well-proportioned bedrooms, providing exceptional flexibility for growing families or executive living. Separate entrance to the basement offers additional potential for recreation or future customization. Private drive with detached garage completes the offering. Property benefits from approved zoning for a 4-plex, ready for permit, with proposed unit sizes ranging from approximately 900-1,400 sqft., ideal for families or long-term investors seeking premium rental product in a top-tier location. Ideally located just steps to Yonge Street, transit, parks, and top-ranked schools. A truly exclusive opportunity to live, invest, or reimagine a distinguished property in one of Toronto's most prestigious neighbourhoods ** EXTRAS** Zoning certificate and architectural drawings available upon request.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

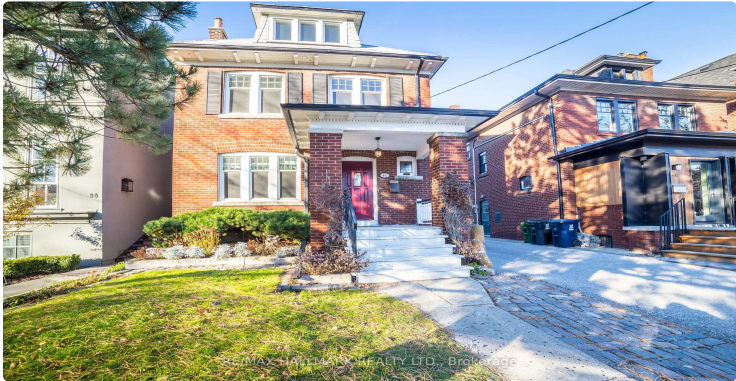
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,509
POSTAL CODE	M4N 2A6
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Hardwood Floor, B/I Closet
Kitchen	Main	—	W/O To Yard, Breakfast Area

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 4	Third	—	Hardwood Floor, B/I Closet
Recreation	Basement	—	Side Door
Bedroom 5	Third	—	Hardwood Floor, B/I Closet
Laundry	Basement	—	Separate Room
Living Room	Main	—	Hardwood Floor, Combined w/Living, Fireplace
Bedroom 3	Second	—	Hardwood Floor, B/I Closet
Dining Room	Main	—	Hardwood Floor, Combined w/Dining, Stained Glass
Utility Room	Basement	—	Separate Room
Primary Bedroom	Second	—	Walk-In Closet(s), 3 Pc Ensuite

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.