



FOR SALE DETACHED MLS# C13660540

131 Heddington Avenue, Toronto, ON M5N 2K9

Lawrence Park South, Toronto · M5N 2K9

C\$ 1,889,000

4	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this beautifully updated four-bedroom family residence nestled on a quiet, tree-lined street in the heart of prestigious Lawrence Park, one of Toronto's most sought-after and established neighbourhoods. Offering approximately 2,300 sq. ft. of finished living space, this exceptional home blends timeless charm with modern updates. The sun-filled interior features hardwood floors, a stylish updated kitchen, updated bathrooms, and spacious principal rooms ideal for both everyday living and entertaining. The finished lower level with a separate entrance, high ceilings, and a cozy fireplace provides outstanding flexibility for extended family, guests, or a recreation area. The sun-filled third floor features a spacious fourth bedroom, creating a private retreat that can also serve as a luxurious primary suite, home office, or sitting area. Step outside to a professionally landscaped backyard featuring a spacious deck, ideal for outdoor entertaining and summer gatherings. Located in the highly sought-after Allenby School district and just minutes to top-rated public and private schools, beautiful parks, Avenue Road and Yonge Street amenities, boutique shops, fine dining, transit, and the Eglinton Crosstown LRT. A rare opportunity to own a beautifully updated four-bedroom home in one of Toronto's most prestigious and family-friendly communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,296
POSTAL CODE	M5N 2K9
NEIGHBOURHOOD	Lawrence Park South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	2.59 x 3.50	Heated Floor, Pot Lights, Double Sink
Living Room	Main	3.60 x 4.52	Hardwood Floor, Closed Fireplace, Large Window

131 Reddington Avenue, Toronto, ON M5N 2K9

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.04 x 3.96	Wainscoting, Crown Moulding, Window
Breakfast	Main	2.13 x 1.72	Heated Floor, W/O To Deck, Window
Primary Bedroom	Second	3.70 x 3.81	Hardwood Floor, Double Closet, Picture Window
Bedroom 2	Second	2.74 x 2.99	Hardwood Floor, Double Closet, Window
Bedroom 3	Second	2.97 x 3.55	Hardwood Floor, Double Closet, Window
Bedroom 4	Third	5.41 x 6.85	Hardwood Floor, B/I Shelves, Window
Recreation	Basement	4.82 x 8.01	Pot Lights, Gas Fireplace, 3 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/BAYVIEW REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.