



FOR SALE

DETACHED

MLS# C13703946

97 Deloraine Avenue, Toronto, ON M5M 2B1

Lawrence Park North, Toronto · M5M 2B1

C\$ 1,699,000

3	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Stunning Family Home in the Prestigious John Wanless School DistrictThis exceptional residence offers a perfect blend of style and function, designed for those who appreciate the finer things in life. The expansive, modern kitchen features high-end finishes and an inviting breakfast room, perfect for morning coffee or casual dining. The bright, elegant living room with a cozy fireplace sets the tone for relaxing evenings.The newly renovated bathroom boasts a luxurious walk-in glass shower and a deep soaker tub, creating your own private retreat. The versatile tandem space can easily serve as a sophisticated home office or serene sitting room, ideal for working or unwinding in comfort.The fabulous, fully finished basement includes an additional bathroom, offering even more space for relaxation or entertainment.Exquisite landscaping enhances the curb appeal, while the home's top-tier location places you just a short walk from transit, vibrant shops, fine dining, top schools, and more.Live the luxury lifestyle in this beautifully

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$11,000
POSTAL CODE	M5M 2B1
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

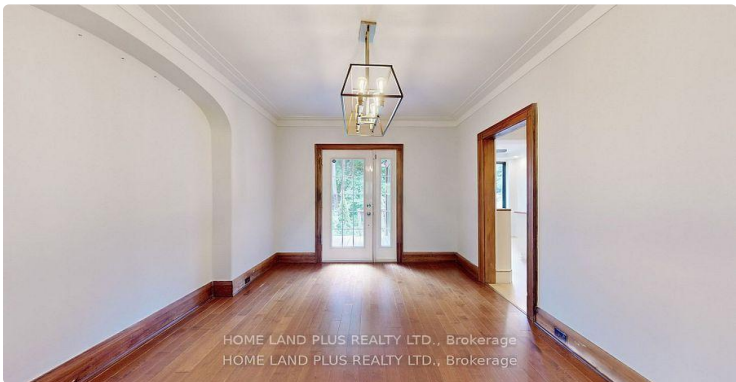
ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	2.95 x 2.85	Hardwood Floor, Ceiling Fan(s)
Tandem	Second	2.51 x 2.41	Hardwood Floor, South View
Dining Room	Ground	4.52 x 2.99	Hardwood Floor, French Doors, W/O To Deck
Bedroom 2	Second	3.92 x 2.72	Hardwood Floor, Closet, Stained Glass

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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.31 x 3.43	Hardwood Floor, Bay Window, Fireplace
Breakfast	Ground	3.43 x 2.40	Combined w/Kitchen, W/O To Deck, Picture Window
Kitchen	Ground	5.18 x 2.52	Modern Kitchen, Ceramic Backsplash, Pot Lights
Primary Bedroom	Second	4.98 x 3.05	Double Closet, His and Hers Closets, Hardwood Floor
Recreation	Basement	5.67 x 5.08	Broadloom, Pot Lights, W/W Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

HOME LAND PLUS REALTY LTD.

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.