



FOR SALE

DETACHED

MLS# C13713204

40 Thelma Avenue, Toronto, ON M4V 1X9

Forest Hill South, Toronto · M4V 1X9

C\$ 4,888,000

4	6	3,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 40 Thelma Avenue, a masterfully designed four-level home in the heart of Forest Hill Village. Just steps from the neighbourhood's beloved shops, cafes, and restaurants, and moments from prestigious private schools including Upper Canada College and The Bishop Strachan School, this residence offers an exceptional blend of luxury, location, and lifestyle. Designed by renowned architect Richard Wengle and completed in 2023, this custom-built home spans over 4,500 square feet of beautifully curated living space. Exquisite custom cabinetry and millwork elevate every room, while a fully integrated smart home system provides seamless control of lighting, audio, TVs, window coverings, climate, and security. Generous ceiling heights and floor-to-ceiling windows on every level flood the home with natural light, while built-in surround sound enhances the living experience throughout. Outside, a heated driveway and heated rear patio provide year-round comfort and convenience, complemented by discreet security bollards for added peace of mind. The stunning kitchen is designed for both everyday living and entertaining, complemented by a temperature-controlled wine cabinet ideal for collectors. The second floor features two spacious bedrooms, each with an ensuite, plus a versatile den or play area with its own ensuite that can easily be converted into a fourth bedroom. A dedicated laundry room adds convenience. Occupying the entire top floor, the primary suite is a luxurious private sanctuary featuring a spacious bedroom with walkout balcony, oversized glass-enclosed shower, separate soaking tub, double vanity, custom makeup station, private office, and dedicated wellness space. With timeless architecture, exceptional finishes, intelligent design, and an unparalleled location, 40 Thelma Avenue is a rare opportunity to own an extraordinary home in one of Toronto's most prestigious and walkable neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	3 spaces
ANNUAL TAX	\$20,610
POSTAL CODE	M4V 1X9
NEIGHBOURHOOD	Forest Hill South

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Window Floor to Ceiling, B/I Bar
Kitchen	Main	—	Hardwood Floor, B/I Bar, B/I Appliances
Family Room	Main	—	Hardwood Floor, W/O To Patio, Fireplace
Bedroom 2	Second	—	3 Pc Ensuite, Window Floor to Ceiling, Closet
Bedroom 3	Second	—	3 Pc Ensuite, Window Floor to Ceiling, Walk-In Closet(s)
Den	Second	—	Window, 4 Pc Ensuite, Hardwood Floor
Laundry	Second	—	Hardwood Floor, B/I Shelves
Primary Bedroom	Third	—	Walk Through, Hardwood Floor, 6 Pc Ensuite
Office	Third	—	Window Floor to Ceiling, Hardwood Floor
Bedroom 4	Basement	—	Hardwood Floor, Window
Recreation	Basement	—	Window, Hardwood Floor

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.