



RE/MAX ATRIUM HOME REALTY, Brokerage

FOR SALE

DETACHED

MLS# C13751208

361 Fairlawn Avenue, Toronto, ON M5M 1T5

Bedford Park-Nortown, Toronto · M5M 1T5

C\$ 1,699,990

4	2	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Commercial/Residential Zoning Offering Exceptional Flexibility And Long-Term Potential. Freshly Updated. Move-In Ready. 165 Feet Of Possibility For Tomorrow.Set On An Exceptional 25 X 165 Ft South-Facing Lot In Coveted North Toronto, This Detached Bungalow Offers A Rare Combination Of Immediate Comfort, Valuable Recent Improvements And Remarkable Long-Term Potential.Featuring 2+2 Bedrooms, 2 Bathrooms And A Finished Basement With A Separate Entrance, The Home Has Been Freshly Painted And Enhanced With New Premium Waterproof SPC Luxury Vinyl Plank Flooring With A 20-Mil Commercial-Grade Wear Layer, Bringing A Clean, Contemporary Feel And Exceptional Everyday Durability.A Particularly Valuable Recent Improvement Is The Upgraded 200-Amp Electrical Service, Increased From The Previous 100-Amp Service, Providing Substantially Greater Electrical Capacity for today's needs and future possibilities. An Owned Tankless Water Heater adds further convenience and value, with no hot-water-tank rental to assume.Move In And Enjoy Today, Personalize Over Time, Expand The Existing Home, Or Explore The Possibility Of Building New. Steps To Avenue Rd And Minutes To Yonge St, With Excellent Schools, Parks, Transit, Dining, Shopping And Everyday Amenities Close At Hand.For An End User, A Fresh And Comfortable Home. For A Builder, An Extraordinary Canvas. For An Investor, A Rare 165-Ft-Deep Piece Of Toronto Land With Enduring Potential.Ready For Today. Powered For Tomorrow. 165 Feet Of Possibility.Basement photos are virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,483
POSTAL CODE	M5M 1T5
NEIGHBOURHOOD	Bedford Park-Nortown

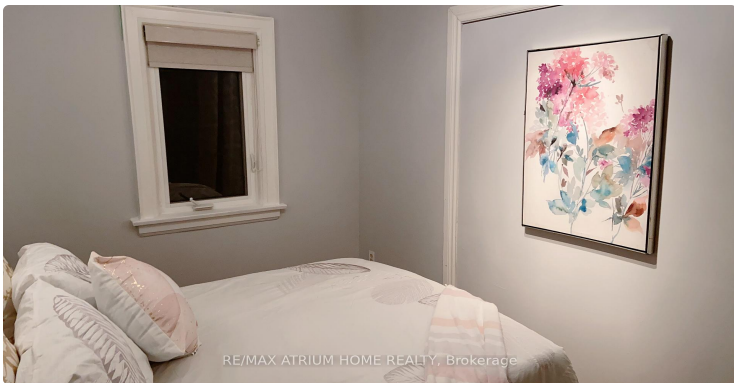
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
------	-------	------------	----------

Great Room	Main	—	Overlooks Frontyard, Bay Window, Fireplace
Dining Room	Main	—	Vinyl Floor, Modern Kitchen, Quartz Counter
Primary Bedroom	Main	—	Large Closet, W/O To Deck, Vinyl Floor
Bedroom 2	Main	—	Vinyl Floor, B/I Closet, Overlooks Backyard
Bedroom 3	Basement	—	Laminate, Window, Walk-In Closet(s)
Recreation	Basement	—	Laminate, Window
Living Room	Basement	—	Laminate
Bedroom 4	Basement	—	Window, Closet, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ATRIUM HOME REALTY

Email: pshaganenko@gmail.com

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.