



FOR SALE

DETACHED

MLS# C13764104

351 Lawrence Avenue W, Toronto, ON M5M 1B6

Bedford Park-Nortown, Toronto · M5M 1B6

C\$ 1,799,000

5	4	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Bedford Park opportunity! Turn-key 5-bedroom, 4-bathroom home featuring fresh paint, solid oak floors, custom cabinetry, closet organizers, and an upgraded kitchen and baths. Enjoy a sun-filled, south-facing cedar deck perfect for outdoor living.The fully finished basement boasts a separate entrance, bedroom, full kitchen, and laundry-ideal for rental income or an in-law suite.Minutes to top-ranked public and private schools (John Ross Robertson, Lawrence Park CI, Havergal, TFS), subway, TTC, Hwy 401, parks, dining, and shopping. Exceptional flexibility: live in, rent out, or both!

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	2000-2500 sqft
PARKING	3.5 spaces
ANNUAL TAX	\$8,072
POSTAL CODE	M5M 1B6
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	B/I Appliances, Stainless Steel Appl, Breakfast Area
Dining Room	Main	—	Hardwood Floor, Pot Lights
Living Room	Main	—	2 Pc Bath, Hardwood Floor, Fireplace
Family Room	Main	—	W/O To Deck, Pot Lights, Gas Fireplace
Bedroom	Second	—	4 Pc Ensuite, Hardwood Floor, Mirrored Closet
Bedroom 2	Second	—	B/I Closet, Hardwood Floor, Pot Lights

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	B/I Closet, Hardwood Floor, Pot Lights
Bedroom 4	Second	—	B/I Closet, Hardwood Floor, Pot Lights
Bedroom 5	Second	—	B/I Closet, Hardwood Floor, Pot Lights
Kitchen	Basement	—	Combined w/Rec, Pot Lights
Recreation	Basement	—	B/I Closet, 3 Pc Bath, Pot Lights
—	—	—	—
Laundry	Basement	—	B/I Closet, Laundry Sink, Above Grade Window

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.