



FOR SALE

DETACHED

MLS# C13766094

50 Bowood Avenue, Toronto, ON M4N 1Y4

Lawrence Park North, Toronto · M4N 1Y4

C\$ 2,589,000

3	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 50 Bowood Ave. Located in the Desirable Lawrence Park North, On One of the Most Preferred Streets. Ideally Distanced to Yonge St and All Yonge & Lawrence has to Offer. Short Walk to Subway! The Elegant Living and Dining Rooms Flow Seamlessly into the Heart of the Home, Kitchen and Adjoining Family Room to Create the Perfect Gathering Place for Family and Friends. It Offers 3 Spacious Bedrooms, 4 Beautifully Appointed Bathrooms, 2 Fireplaces and Sophisticated Finishes Throughout. Designed For Both Everyday Living and Effortless Entertaining. Spacious Main Floor - Extra Wide Layout with High Ceilings Throughout. Kitchen Overlooking Family Room with Walkout To Private Garden. The Primary Suite is a Private Retreat with Wall to Wall Closet with Custom Built-Ins, 4 pc Ensuite Bathroom. Spacious 2nd & 3rd Bedrooms have Large Closets with Built- In Organizers. 2nd Floor Laundry! Fully Finished Lower Level with High Ceilings, Large Windows, 3 Pc Bathroom & Access to the Garage! High Ceilings, Hardwood Floors, Crown Moldings, Built-Ins, Skylight, California Shutters. All Add to the Luxurious Feel of this Home. Just Steps to Top Public & Private Schools (Bedford Park PS, Lawrence Park Collegiate, Toronto French, Crescent, Havergal), Wanless Park, the Granite Club, Restaurants, Shops, and Steps to Subway! This is The One You've Been Waiting For. Simply Move In & Enjoy!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$12,070
POSTAL CODE	M4N 1Y4
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	1.83 x 1.40	Limestone Flooring, Double Closet
Living Room	Main	4.88 x 3.66	Hardwood Floor, Open Concept, Gas Fireplace

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	3.35 x 3.20	Hardwood Floor, Open Concept, Crown Moulding
Kitchen	Main	5.37 x 3.05	Hardwood Floor, Breakfast Bar, Pot Lights
Family Room	Main	4.59 x 3.80	Gas Fireplace, B/I Shelves, W/O To Yard
Primary Bedroom	Second	4.86 x 2.47	Hardwood Floor, 4 Pc Ensuite, W/O To Balcony
Bedroom 2	Second	4.10 x 3.01	Hardwood Floor, Double Closet, Crown Moulding
Bedroom 3	Second	3.95 x 3.05	Hardwood Floor, Double Closet, Crown Moulding
Recreation	Lower	6.70 x 3.59	Hardwood Floor, Large Window, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

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.