



FOR SALE

DETACHED

MLS# C13776286

# 58 Shelborne Avenue, Toronto, ON M5N 1Z1

Bedford Park-Nortown, Toronto · M5N 1Z1

C\$ 1,389,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 1,300 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Opportunity In A Highly Sought-After Mature Neighbourhood! Attention Builders, Renovators, And End Users With Vision-This 3-Bedroom Side-Split Is Ideally Situated In A Well-Established Community Known For Its Strong Sense Of Neighbourhood And Long-Term Value. Set On A Quiet Residential Street And Within Walking Distance To Transit, Schools, And Community Amenities, This Home Offers Exceptional Potential. Perfect For Builders, Investors, Or Families Ready To Renovate And Customize Their Dream Home. This Is Your Chance To Bring Your Imagination To Life And Unlock The Full Potential Of A Prime Property In One Of The Area's Most Desirable Locations.

## FEATURES

- ✓ Basement
- ✓ Garage

## PROPERTY DETAILS

|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Detached             |
| LISTING STATUS | For Sale             |
| STYLE          | Sidesplit            |
| PROPERTY TYPE  | Detached             |
| BASEMENT       | Separate Entrance    |
| FACING         | North                |
| AREA RANGE     | 1100-1500 sqft       |
| PARKING        | 4 spaces             |
| ANNUAL TAX     | \$6,711              |
| POSTAL CODE    | M5N 1Z1              |
| NEIGHBOURHOOD  | Bedford Park-Nortown |

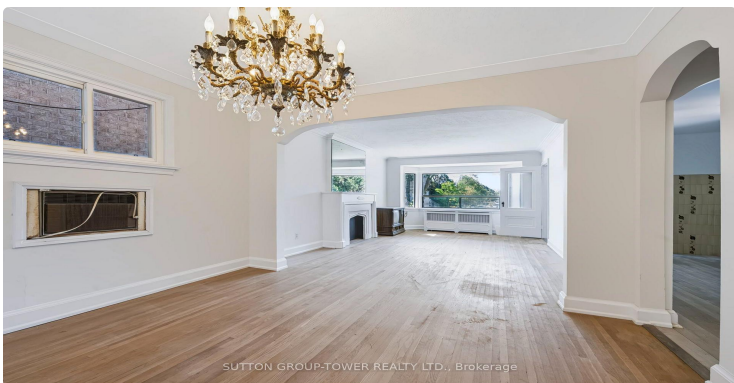
# ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                |
|-------------|-------|------------|-------------------------|
| Foyer       | Main  | —          | Vinyl Floor             |
| Dining Room | Main  | —          | Hardwood Floor          |
| Living Room | Main  | —          | Hardwood Floor          |
| Kitchen     | Main  | —          | Vinyl Floor             |
| Bedroom     | Main  | —          | Hardwood Floor, Cioiset |

| ROOM              | LEVEL    | DIMENSIONS | FEATURES                      |
|-------------------|----------|------------|-------------------------------|
| Primary Bedroom   | Main     | —          | Hardwood Floor, Double Closet |
| Bedroom           | Second   | —          | Vinyl Floor, Walk-Out         |
| Recreation        | Basement | —          | Vinyl Floor                   |
| Kitchen           | Basement | —          | —                             |
| Bedroom           | Basement | —          | Vinyl Floor                   |
| Furnace Room      | Basement | —          | Concrete Floor                |
| Kitchen           | Basement | —          | Vinyl Floor                   |
| Cold Room/Cantina | Basement | —          | Concrete Floor                |
| Furnace Room      | Basement | —          | Concrete Floor                |
| —                 | Basement | —          | Concrete Floor                |

GALLERY





## LISTING AGENT

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