



FOR SALE

DETACHED

MLS# C13779050

599 Woburn Avenue, Toronto, ON M5M 1M2

Bedford Park-Nortown, Toronto · M5M 1M2

C\$ 2,195,000

5	5	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Few Toronto neighbourhoods offer the family lifestyle of Ledbury Park, and this meticulously maintained home combines timeless traditional character with the space and flexibility families need. Offering approximately 2,223 Sq. Ft. above grade plus an additional 871 Sq. Ft. finished lower level, the three-storey layout provides four proper bedrooms above grade, 5 bathrooms and exceptional versatility for growing families. A stone façade, granite porch and steps, mansard roof and wrought iron railings create a distinguished first impression, while 9' main-floor ceilings, oak hardwood, crown mouldings, pot lights and custom built-ins continue the classic detailing inside. The traditional kitchen features custom cabinetry, granite counters, stainless steel appliances, a centre island with breakfast bar, breakfast area and walkout to the deck. Upstairs, the generous primary suite offers extensive closet space and a large ensuite. The third floor creates an ideal kids' level with two additional bedrooms, a full bath and skylight, including a flexible bedroom or home office with its own balcony. The finished lower level extends the living space with a spacious rec room ideal as the family room, fifth bedroom or gym/office, full bath and walkout to the fenced backyard with deck, interlocking patio and green space. A rare Ledbury Park advantage is parking for three cars: two on the private driveway with direct access from Ledbury Street plus a detached garage. Enjoy an exceptional family lifestyle close to Ledbury Park Elementary & Middle School, Ledbury Park Community Centre, Woburn Park and transit, with Avenue Road's shops, restaurants, cafés and everyday amenities just minutes away. Families are also within easy reach of Havergal College, Upper Canada College, Toronto French School (TFS), Crescent School and The Bishop Strachan School (BSS).

FEATURES

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

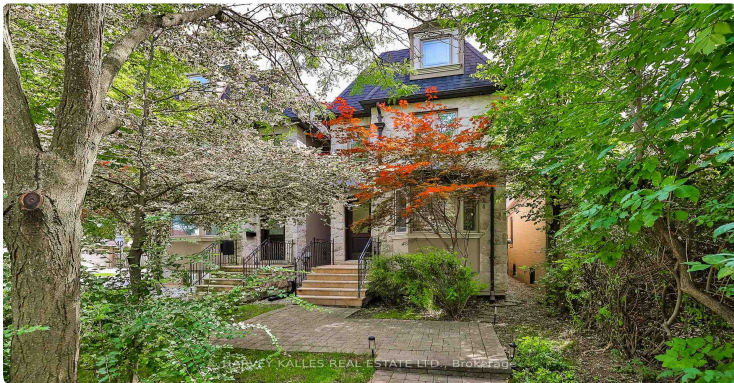
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Full, Walk-Out, Walk-Up, Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$10,866
POSTAL CODE	M5M 1M2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
—	Main	—	Granite Floor, 2 Pc Ensuite, Crown Moulding
Living Room	Main	—	Gas Fireplace, Bay Window, B/I Bookcase
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Crown Moulding
Kitchen	Main	—	Centre Island, Stainless Steel Appl, Breakfast Area
Primary Bedroom	Second	—	B/I Closet, Closet Organizers, Picture Window
Bathroom	Second	—	5 Pc Ensuite, 2 Pc Ensuite, Separate Shower
Bedroom 2	Second	—	Hardwood Floor, Picture Window, Closet
Bathroom	Second	—	4 Pc Ensuite, Granite Floor, Soaking Tub
Bedroom 3	Third	—	Hardwood Floor, Pot Lights, W/O To Balcony
Bedroom 4	Third	—	Picture Window, Hardwood Floor, Pot Lights
Bathroom	Third	—	4 Pc Bath, Marble Floor, 3 Pc Ensuite
Recreation	Basement	—	Broadloom, Pot Lights, W/O To Yard
Bedroom	Basement	—	Above Grade Window, Broadloom, Pot Lights
Bedroom 5	Basement	—	Laundry Sink, Limestone Flooring, Fluorescent
Utility Room	Basement	—	Limestone Flooring
Bathroom	Basement	—	4 Pc Bath, Limestone Flooring, Soaking Tub
Cold Room/Cantina	Basement	—	Concrete Floor

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.