



FOR SALE

DETACHED

MLS# C13799094

78 Bannockburn Avenue, Toronto, ON M5M 2N1

Bedford Park-Nortown, Toronto · M5M 2N1

C\$ 1,799,000

3	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An incredible opportunity in the heart of Bedford Park! Situated on a fantastic 40 x 130 ft lot, 78 Bannockburn offers the chance to build an exceptional custom home in one of Toronto's most desirable neighbourhoods. This is an exceptionally clean lot with very few trees, providing an outstanding canvas for a future build. Surrounded by beautiful multi-million-dollar homes, this is one of the few remaining bungalows in an area that has undergone tremendous transformation. Perfectly situated just moments from Avenue Road, with easy access to some of the neighbourhood's best shops, restaurants, cafés, schools, parks and everyday amenities. Whether you're a builder, investor or end user looking to create your dream home, the combination of 40-foot frontage, 130-foot depth and an incredible Bedford Park location makes this a truly special opportunity. Not ready to build immediately? The existing bungalow is very livable and offers excellent flexibility to move in or rent out while planning for the future. A rare combination of lot, location and potential in one of Toronto's most sought-after neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$7,259
POSTAL CODE	M5M 2N1
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY



LISTING AGENT

Pavel Shaganenko

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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.