



FOR SALE

DETACHED

MLS# C13809212

534 Deloraine Avenue, Toronto, ON M5M 2C3

Bedford Park-Nortown, Toronto · M5M 2C3

C\$ 2,079,000

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

ABOUT THIS PROPERTY

Welcome to 534 Deloraine Ave, located in the heart of Ledbury Park, a prime and charming, family-oriented area. This exceptional home nestled on an impressive 50 ft wide lot offers privacy, value and incredible opportunities to grow. Bright, inviting and extremely well maintained spacious rooms feature Pella Windows and blinds, natural hardwood floors and two cozy fireplaces. Step out onto a large deck and enjoy a peaceful retreat in the spacious, fenced backyard. Walkable access to top-rated schools, childcare centers, library, community center, scenic parks, grocery stores, charming shops, trendy bakeries, acclaimed restaurants and seamless transit.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

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	3 spaces
ANNUAL TAX	\$9,024
POSTAL CODE	M5M 2C3
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

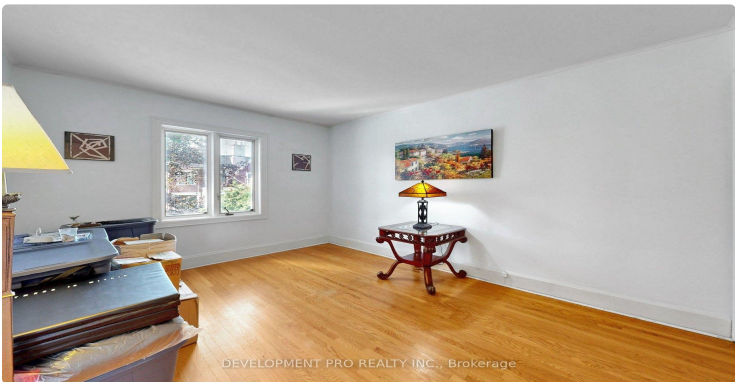
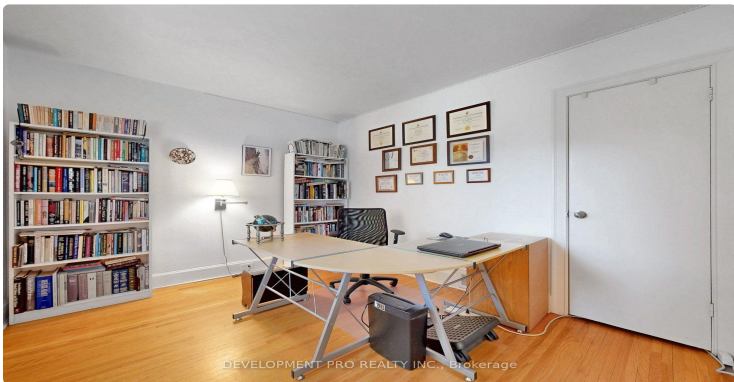
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace
Dining Room	Main	—	Hardwood Floor
Kitchen	Main	—	—
Primary Bedroom	Second	—	Walk-In Closet(s), Hardwood Floor
Bedroom 2	Second	—	Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor

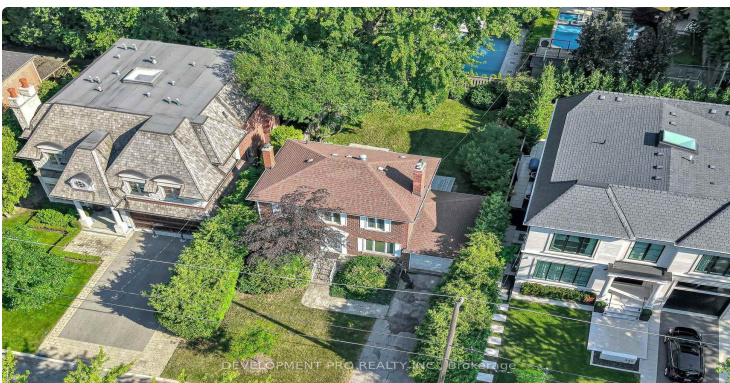
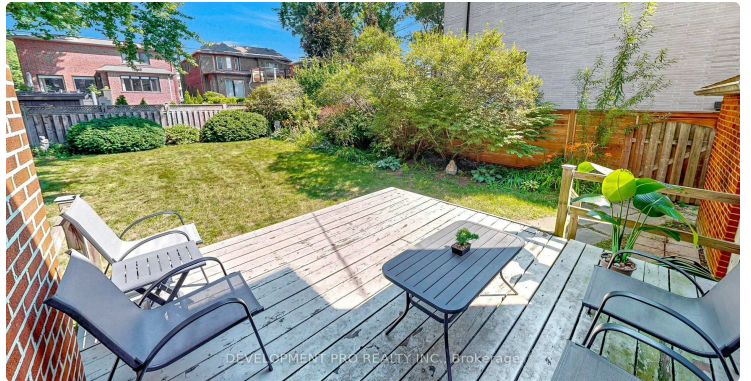
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DEVELOPMENT PRO REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Recreation	Basement	—	Fireplace, B/I Shelves

GALLERY





LISTING AGENT

Pavel Shaganenko

DEVELOPMENT PRO REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.