



FOR SALE

DETACHED

MLS# C13820552

36 Forest Wood, Toronto, ON M5N 2V9

Bedford Park-Nortown, Toronto · M5N 2V9

C\$ 1,800,000

3	3	1,750	6	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Builders, Downsizers, or Renovators! This Solid Family Home offers exceptional potential for updating, expanding, or rebuilding. Originally designed as a three-bedroom layout, the Main floor now features two bedrooms, with an additional bedroom located on the lower level. The layout can be easily converted back to a full three-bedroom main floor or topping up is an option as well providing excellent flexibility for future plans. The primary bedroom includes a dedicated makeup area, a private den, and a beautiful five-piece marble en-suite. Slate flooring runs through the kitchen and hallways, and the kitchen and family-room extension offers a walkout to a 12' x 12' deck. The open-concept living, dining, and family room spans approximately 48' x 12'-over 625 square feet-creating an ideal space for entertaining. An extra-deep double-car garage provides ample room for a workshop. The property is being sold as-is, one of the sellers is a RREA.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Place Of Worship
- ✓ School

PROPERTY DETAILS

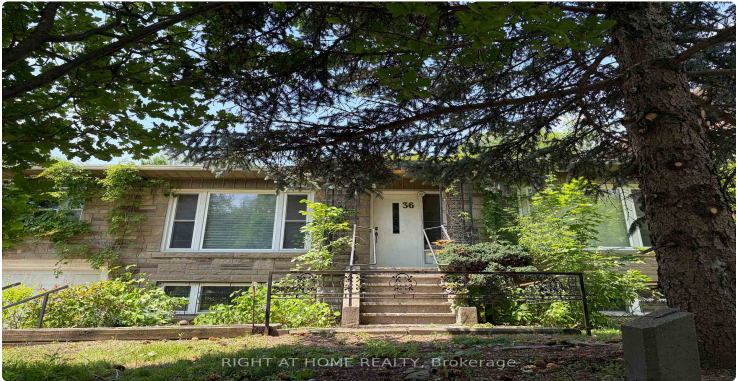
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow-Raised
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	West
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,789
POSTAL CODE	M5N 2V9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stone Counters, Slate Flooring, B/I Appliances
Family Room	Main	—	Brick Fireplace, W/O To Deck, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Family, Combined w/Living
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Overlooks Frontyard
Bedroom 2	Main	—	Hardwood Floor, Closet, Overlooks Frontyard
Primary Bedroom	Upper	—	5 Pc Ensuite, B/I Vanity, W/W Closet
Bedroom 3	Lower	—	W/W Closet, B/I Closet, Above Grade Window
Recreation	Lower	—	4 Pc Bath, Combined w/Den
Den	Lower	—	W/O To Patio, Overlooks Backyard
Laundry	Lower	—	Ceramic Floor
Other	Basement	—	Hardwood Floor
Breakfast	Main	—	Slate Flooring, W/O To Deck, Combined w/Kitchen

GALLERY





LISTING AGENT

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RIGHT AT HOME REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.