



FOR SALE

DETACHED

MLS# C13844040

42 Bowood Avenue, Toronto, ON M4N 1Y4

Lawrence Park North, Toronto · M4N 1Y4

C\$ 1,825,000

5	2	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This charming, bright, detached family home features a 2-storey addition, as well as quick subway access, excellent schools and shops right at your doorstep. Located on a quiet, child-friendly street in the family neighbourhood of Wanless Park, you are close to many walkable parks and ravines and also have quick access to Hwy 401. Approx. 2,869 sq ft total over three levels. The home has a spacious sunlit main-floor family room addition, and an equally spacious addition on the lower level, adding a bonus fourth bedroom and a recreation room. Enjoy beautiful hardwood floors in the main living spaces and bedrooms and a wood-burning fireplace in the living room. The open-concept kitchen features full-sized stainless steel appliances, including a KitchenAid fridge, GE gas cooktop stove with electric oven, Bosch dishwasher and a Panasonic built-in microwave, plus lots of cabinet and counter space. The kitchen and dining room lead to a large family room with a skylight and large windows with shutters along the back. Walk out to the private deck and fenced, landscaped yard, plus a storage shed. The foyer includes a coat closet (potential 2-piece powder room). The king-sized primary bedroom includes a sitting area and a double-door closet. The second and third bedrooms overlook the backyard, and the 4-piece main bathroom includes a large deep tub, a vanity with storage and a wall-mounted cabinet. The lower level features a 4th bedroom, a recreation room that can also be used for a home gym/yoga room, a separate home office space, 4-piece bathroom, storage closets, and a play area ideal for kids. Enjoy the covered private front porch for reading and relaxing. Large utility room with additional storage space. Front yard pad parking. Exceptional schools: Bedford Park PS (one block south), Lawrence Park CI (9-12). Private Schools include Havergal, TFS, Crescent, St. Clements. Wanless Park is close by, with a playground, wading pool, tennis courts, sports fields, skating.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Library
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

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	1 spaces
ANNUAL TAX	\$8,333
POSTAL CODE	M4N 1Y4
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, South View
Dining Room	Main	—	Hardwood Floor, Large Window
Kitchen	Main	—	Hardwood Floor, Breakfast Bar, Stainless Steel Appl
Family Room	Main	—	Hardwood Floor, Skylight, Pot Lights
Foyer	Main	—	Hardwood Floor, Closet, Skylight
Primary Bedroom	Second	—	Hardwood Floor, Double Closet, 4 Pc Bath
Bedroom 2	Second	—	Hardwood Floor, Overlooks Backyard
Bedroom 3	Second	—	Hardwood Floor, Overlooks Backyard
Bedroom 4	Lower	—	Closet, Window
Recreation	Lower	—	Closet
Office	Lower	—	Window
Utility Room	Lower	—	Laundry Sink, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.