



FOR SALE    DETACHED    MLS# C13850562

# 511 Woburn Avenue, Toronto, ON M5M 1L8

Bedford Park-Nortown, Toronto · M5M 1L8

C\$ 2,399,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 5         | 1,750 | 3       | New       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Modern Sophistication Meets Exceptional Family Living At This Beautiful Gem. Welcome To This Thoughtfully Designed, Nearly-New Detached Residence In The Highly Sought-After Bedford Park-Nortown Community. Thoughtfully Designed To Maximize Space, Natural Light, And Functionality, This Contemporary Home Showcases Clean Architectural Lines, Soaring Ceilings, An Impressive Open-Riser Staircase, And Refined Finishes Throughout. The Bright Open-Concept Main Level Features A Sleek Modern Kitchen And Inviting Living Spaces That Flow Effortlessly For Both Everyday Living And Entertaining. Upstairs, Well-Appointed Bedrooms Offer Comfort And Privacy, While The Fully Finished Walk-Out Lower Level Provides Valuable Additional Living Space With Direct Outdoor Access-Ideal For A Recreation Room, Home Office, Guest Suite, Or Extended Family. Set On A Deep 20 X 125 Ft Lot In A Quiet, Family-Oriented Neighbourhood, The Location Is Exceptional: Close To Highly Regarded Public And Private Schools, Including Nearby Havergal College, As Well As Parks, Shops, Restaurants, Cafés, And Everyday Conveniences Along Avenue Road. Easy Access To TTC, Lawrence Station, And Hwy 401 Completes The Package. A Rare Opportunity To Enjoy Contemporary Design, A Family-Focused Neighbourhood, And One Of North Toronto's Most Desirable Locations.

## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School
- ✓ Library
- ✓ New Build

## PROPERTY DETAILS

|                |                        |
|----------------|------------------------|
| PROPERTY TYPE  | Detached               |
| LISTING STATUS | For Sale               |
| STYLE          | 2-Storey               |
| PROPERTY TYPE  | Detached               |
| BASEMENT       | Finished with Walk-Out |
| FACING         | South                  |
| AGE            | New years              |
| AREA RANGE     | 1500-2000 sqft         |
| PARKING        | 3 spaces               |
| ANNUAL TAX     | \$11,510               |
| POSTAL CODE    | M5M 1L8                |
| NEIGHBOURHOOD  | Bedford Park-Nortown   |

# ROOM BREAKDOWN

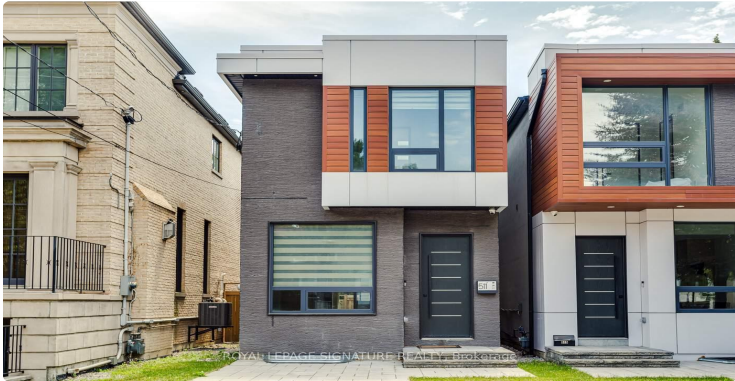
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                   |
|-------------|-------|------------|--------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Picture Window, Pot Lights |

911 Woburn Avenue, Toronto, ON M5M 1L8

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| ROOM            | LEVEL  | DIMENSIONS | FEATURES                                           |
|-----------------|--------|------------|----------------------------------------------------|
| Kitchen         | Main   | —          | Centre Island, B/I Appliances, Built-in Speakers   |
| Dining Room     | Main   | —          | Gas Fireplace, W/O To Deck, B/I Bookcase           |
| Primary Bedroom | Second | —          | Hardwood Floor, Walk-In Closet(s), Ensuite Bath    |
| Bedroom 2       | Second | —          | Ensuite Bath, Picture Window, Hardwood Floor       |
| Bedroom 3       | Second | —          | Hardwood Floor, Double Closet, Ensuite Bath        |
| Recreation      | Lower  | —          | Walk-Up, Wet Bar, Porcelain Floor                  |
| Bedroom         | Lower  | —          | Double Closet, Above Grade Window, Porcelain Floor |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.