



FOR SALE

DETACHED

MLS# C13862782

176 Joicey Boulevard, Toronto, ON M5M 2V2

Bedford Park-Nortown, Toronto · M5M 2V2

C\$ 2,895,000

5	4	2,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome home to 176 Joicey Boulevard! Tucked away on a coveted, tree-lined street in the highly desirable Bedford Park/Cricket Club neighbourhood, this sun-filled gem offers the ideal blend of everyday comfort and easy sophistication - just steps from the lively shops, cafes and boutiques along Avenue Road. As soon as you step through the front door, you're greeted by bright, airy spaces, gleaming hardwood floors, custom-made interior and exterior railings by Bottega Del Ferro, soaring high ceilings with retractable sky light blinds, and an effortless flow. The welcoming living and dining area centres around a cozy wood burning fireplace, surrounded by oversized windows that flood the main floor with natural sunlight. The open-concept eat-in kitchen features banquet seating with storage, top-end B/I stainless steel appliances and a generous breakfast bar, seamlessly connecting to the family room. for convenience while working from home, the main floor includes a built-in desk and custom built-in cabinetry. Double doors off the kitchen open directly to a massive back deck leading down to a lower flagstone patio and a fully fenced, sun-drenched backyard with plenty of room to add a pool! Upstairs, discover four large, comfortable bedrooms, including one with a charming Juliette balcony. The primary suite features dramatic cathedral ceilings, huge windows, dual walk-in closets, and a spa-like 5-piece ensuite. For easy family living, enjoy the walk-in laundry room offering loads of cabinets and storage. The fully finished lower level features a double-door walk-out to the yard, built-in shelving, a 7-speaker surround sound system and a large relaxing sauna. An additional lower-level room works perfectly as a private home office or 5th bedroom. Complete with endless built-in storage and unmatched proximity to top-tier schools like Armor Heights, Lawrence Park C.I and Northern Secondary, plus convenient highway access - this home is ready for its next chapter!

FEATURES

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

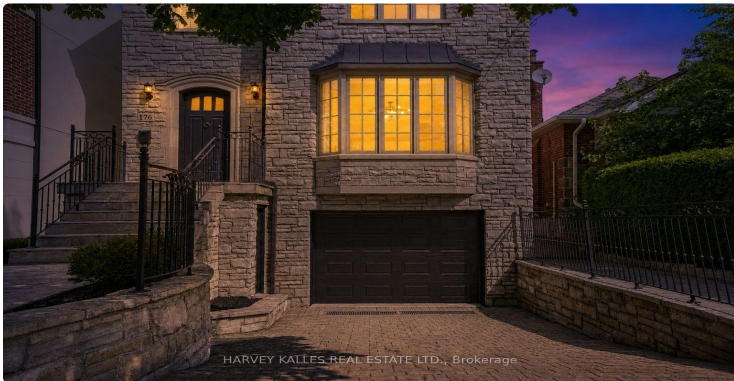
PROPERTY DETAILS

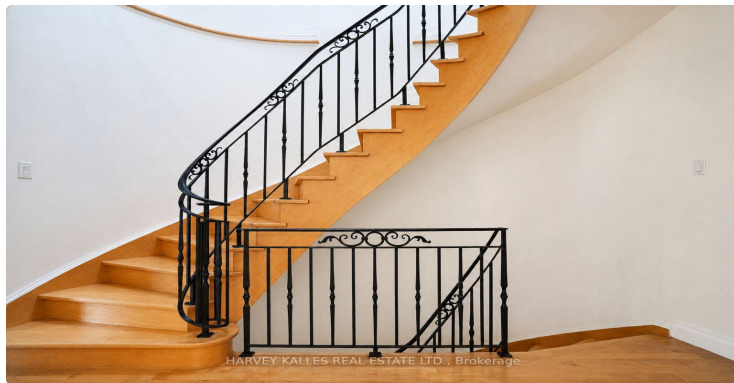
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	3 spaces
ANNUAL TAX	\$16,129
POSTAL CODE	M5M 2V2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Marble Floor, Walk-In Closet(s), 2 Pc Bath
Living Room	Main	—	Fireplace, Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Open Concept
Family Room	Main	—	B/I Desk, Combined w/Kitchen, Open Concept
Kitchen	Main	—	Eat-in Kitchen, Stainless Steel Appl, Breakfast Bar
Breakfast	Main	—	Combined w/Family, Hardwood Floor, W/O To Deck
Laundry	Second	—	Walk-In Closet(s), B/I Appliances
—	Second	—	Cathedral Ceiling(s), 5 Pc Ensuite, His and Hers Closets
Bedroom 2	Second	—	Juliette Balcony, Double Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Double Closet
Bedroom 4	Second	—	Hardwood Floor, Double Closet
Office	Lower	—	—
Media Room	Lower	—	B/I Shelves, Combined w/Rec, Gas Fireplace
Recreation	Lower	—	Walk-Out
Other	Lower	—	Sauna

GALLERY





LISTING AGENT

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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.