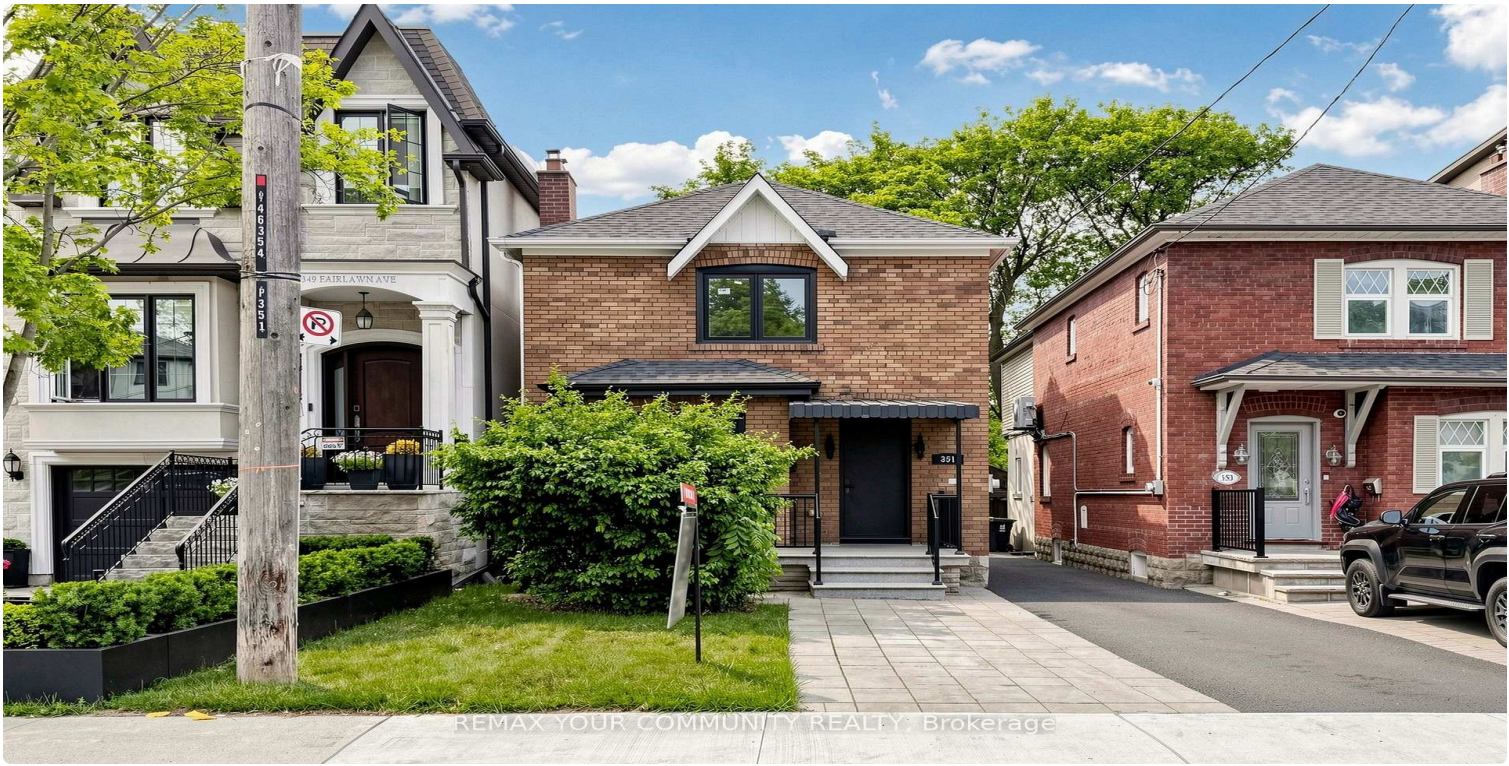




FOR SALE DETACHED MLS# C13875880

351 Fairlawn Avenue, Toronto, ON M5M 1T5

Bedford Park-Nortown, Toronto · M5M 1T5

C\$ 1,599,000

3	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fully RENOVATED in 2023! Welcome to this stunning 3-bedroom, 2-bathroom turn key detached home situated on a massive 25 x 165 ft lot in the prestigious and family-friendly Yonge & Lawrence neighborhood. The bright main floor seamlessly blends character and modern updates, featuring gleaming hardwood floors, a cozy wood burning fireplace, and a direct walk out to a private, fully fenced, EXTRA DEEP backyard!*****THE INCREDIBLE 165 foot lot DEPTH and favorable SIDE clearance offers prime potential to build a SWIMING POOL or GARDEN SUITE perfect for future rental income, grandparents, or older children! ***** The completely FINISHED lower level offers FANTASTIC SPACE versatile space that can be used as an additional bedroom or recreation room, complete with laundry and a full bathroom featuring a stand-up shower. New wiring(2023) New AC/Heat pump (2023) Roof (2025) New Mitsubishi Hi-efficient Water heater/Boiler (2024). Nestled on a welcoming street with wonderful neighbors, this home offers unparalleled convenience. You are just a short walk to the Lawrence subway station, gourmet dining, and boutique shopping. Enjoy access to top-tier school catchments including John Wanless Jr. P.S., Lawrence Park C.I., as well as prestigious Catholic and private schools!

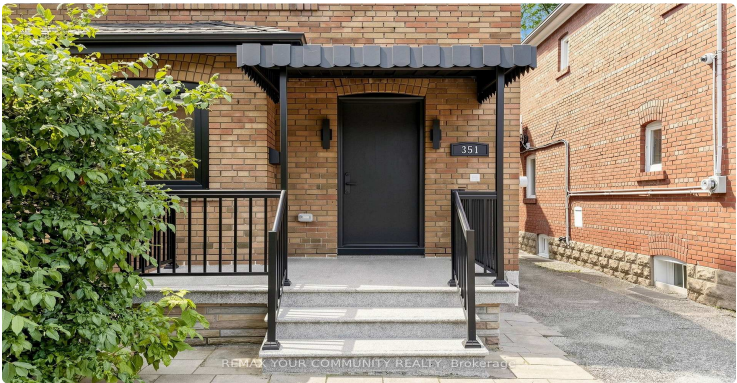
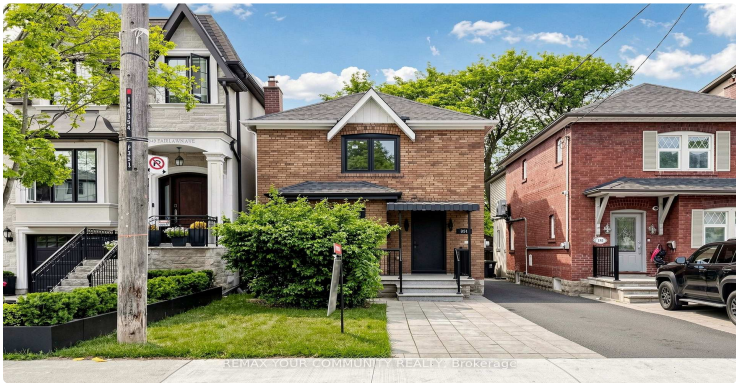
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,886
POSTAL CODE	M5M 1T5
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

Email: pshaganenko@gmail.com

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.