



FOR SALE

DETACHED

MLS# C14020896

328 Douglas Avenue, Toronto, ON M5M 1H1

Bedford Park-Nortown, Toronto · M5M 1H1

C\$ 2,299,000

4	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To Beautifully Designed Douglas! Custom-Built In 2012, This Home Has A Place For Everything! A Warm & Inviting Foyer Greet's Everyone Who Enters! A Combined Living Room & Dining Room Provide Flexibility When Entertaining! Featuring A Modern Kitchen W/Eat-In Area, Island, Plenty Of Counter Space & Ample Cabinetry. The Kitchen Overlooks The Cozy Family Room & Backyard! Upstairs Includes 3 Generously-Sized Bedrooms! The Primary Bedroom Features A Spa-Like, 5-Piece En-Suite Washroom & Large Walk-In Closet. An Additional Washroom Upstairs With A Double Vanity Provides Even More Convenience! The Lower Level Includes Extra High Ceilings, A Wonderful Rec Room & A Private Room Which Can Serve As a Bedroom Or Office! A Deck For BBQing and Fenced Yard Provide For An Outdoor Oasis! 3 Total Parking Spots Including Built-In Single Garage W/ Direct Entry Into The House Plus 2 Additional Driveway Spots! Just Steps From Shops and Restaurant Galore Including IQ, Pusateri's, Starbucks & More! Convenient Walk To Family-Friendly Parks & Shoppers Drug Mart For All Your Essentials! Excellent Ledbury PS District & Close To Top-Notch Private Schools Like Havergal! TTC Transit Accessible, Close To The 401 & Allen Rd! This Turnkey Home Provides Easy & Modern Living! Come Make It Yours!

FEATURES

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

PROPERTY DETAILS

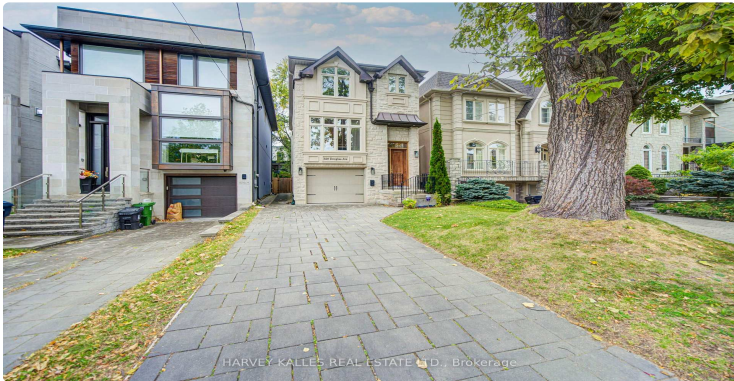
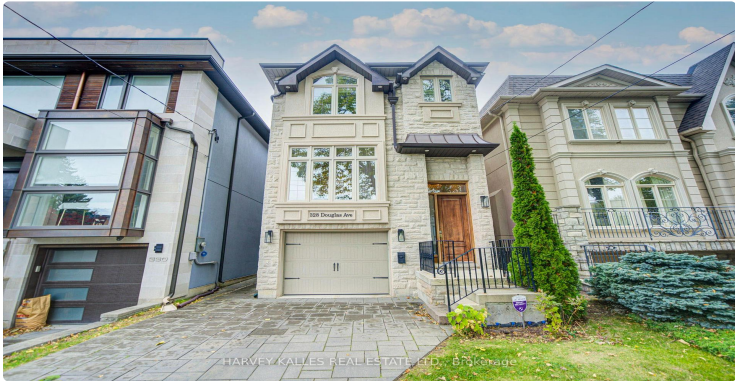
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$11,640
POSTAL CODE	M5M 1H1
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.20 x 3.30	Hardwood Floor, Pot Lights, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	7.20 x 3.30	Hardwood Floor, Pot Lights, Combined w/Dining
Kitchen	Main	5.57 x 5.10	Hardwood Floor, Eat-in Kitchen, Stainless Steel Appl
Family Room	Main	3.00 x 3.30	Hardwood Floor, W/O To Deck, Pot Lights
Primary Bedroom	Second	4.77 x 3.80	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Bedroom 2	Second	4.34 x 3.30	Hardwood Floor, Double Closet, Pot Lights
Bedroom 3	Second	4.23 x 3.30	Hardwood Floor, Closet, Pot Lights
Bedroom	Lower	5.21 x 3.76	Window, Broadloom
Recreation	Lower	2.62 x 2.32	Window, Broadloom, Pot Lights
Laundry	Lower	3.79 x 1.83	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.