



FOR SALE

DETACHED

MLS# C14034038

75 Haddington Avenue, Toronto, ON M5M 2P2

Bedford Park-Nortown, Toronto · M5M 2P2

C\$ 2,440,000

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

ABOUT THIS PROPERTY

Welcome to 75 Haddington Ave, a gorgeous 3+1 bedroom home in the heart of Bedford Park. The spacious living room features a large picture window, hardwood floors, and a seamless connection to the dining room. The dining room offers crown moulding, hardwood floors, and large windows, creating an inviting space for entertaining. The kitchen features an eat-in centre island, stainless steel appliances, painted cabinetry (2023), hardwood floors, and opens to the family room. The family room offers a gas fireplace, oversized windows, built-in entertainment centre, and walkout to the back deck. A convenient main floor powder room completes the level. The second level features a spacious primary bedroom with vaulted ceilings, built-in desk, large windows with California shutters, and double closets. The luxurious 7-piece ensuite includes a large soaking tub, double sinks, and separate shower. Two additional bedrooms feature hardwood floors, double closets, and large windows. A 4-piece bathroom with tub/shower completes the second floor. The finished basement offers a large recreation room with broadloom, windows, and pot lights. An additional spacious bedroom on the lower level features a closet and windows. A 4-piece bathroom with tub/shower and a laundry room with ceramic floors and a laundry sink complete the lower level. The newly refinished back patio (2026) is perfect for entertaining, with a grass and garden area just steps away. Recent upgrades include exterior stucco (2021), refinished detached garage (2022), front porch (2021), and added interlocking on the driveway. Ideally located just steps to Avenue Road, TTC, shops, and restaurants, with access to the highly regarded Armour Heights Public School and Lawrence Park Collegiate Institute school districts. Seller is a RREA

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship
- ✓ Library

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,405
POSTAL CODE	M5M 2P2
NEIGHBOURHOOD	Bedford Park-Nortown

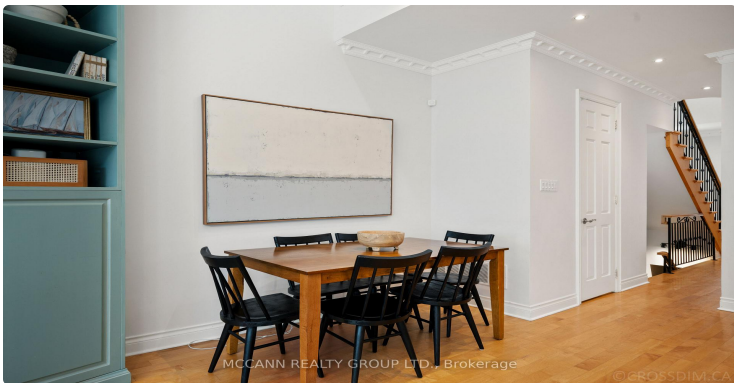
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	MCCANN REALTY GROUP LTD.
75 Haddington Avenue, Toronto, ON M5M 2P2				

Living Room	Main	—	Hardwood Floor, Crown Moulding, Picture Window
Dining Room	Main	—	Hardwood Floor, Combined w/Living, Crown Moulding
Kitchen	Main	—	Centre Island, Hardwood Floor, Stainless Steel Appl
Family Room	Main	—	Combined w/Kitchen, Gas Fireplace, W/O To Yard
Primary Bedroom	Second	—	Vaulted Ceiling(s), Double Closet, 7 Pc Ensuite
Bedroom 2	Second	—	Hardwood Floor, Double Closet, Picture Window
Bedroom 3	Second	—	Double Closet, Window, Hardwood Floor
Recreation	Basement	—	Pot Lights, Broadloom, Window
Bedroom	Basement	—	Ceramic Floor, Window, Casement Windows
Laundry	Basement	—	Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

MCCANN REALTY GROUP LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.