



FOR SALE

DETACHED

MLS# C14083724

344 Cranbrooke Avenue, Toronto, ON M5M 1N3

Lawrence Park North, Toronto · M5M 1N3

C\$ 2,150,000

4	4	1,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This location has it all- Easy to walk to doctors, lawyers, dentist, school, cafes, unique boutiques, gourmet dining, even a Saturday Farmers Market and sometimes a street sale. This rare discovery awaits. Here is a delightful property with plenty of old world charm. The family room adds extra living space, Walkout to deck for Summer BBQ's or just relaxing with a favourite book. Newly installed HWG heating (2021) Viessmann system for main floor and basement. FAG for heat and air conditioning keeps the second level comfortable all year. Extra sunshine via 3 skylights on the second floor. Bedroom 2+3 have a connecting pocket door makes for an ideal bedroom with attached nursery. Seperate entrance to finished basement with kitchen, home office, 3-pc bath, walk-in closet and plenty of extra storage. Large bedroom comes with it's own retreat and above grade windows for lots of natural light. Exceptional Neighbourhood, Quality Schools. Easy Access to Transit and 401.

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	Full, Separate Entrance, Finished
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
ANNUAL TAX	\$8,893
POSTAL CODE	M5M 1N3
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Fireplace, Hardwood Floor, Large Window
Dining Room	Ground	—	Window, Hardwood Floor, Crown Moulding
Kitchen	Ground	—	Breakfast Bar, B/I Appliances, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	—	W/O To Deck, Pot Lights, Window
Primary Bedroom	Second	—	4 Pc Ensuite, Wood, Pot Lights
Bedroom 2	Second	—	Semi Ensuite, Wood, Bow Window
Bedroom 3	Second	—	Window, Closet, Wood
Bedroom 4	Basement	—	Track Lighting, Broadloom, Above Grade Window
Office	Basement	—	Broadloom, Track Lighting, Above Grade Window
Kitchen	Basement	—	Irregular Room, Ceramic Floor, Breakfast Bar

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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.