



BOSLEY REAL ESTATE LTD., Brokerage

FOR SALE

DETACHED

MLS# C14085568

247 Melrose Avenue, Toronto, ON M5M 1Z2

Bedford Park-Nortown, Toronto · M5M 1Z2

C\$ 1,399,000

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

ABOUT THIS PROPERTY

A home with beautiful character, room to grow, and tremendous potential - in a location that is hard to beat. This special home offers the kind of architectural character that is increasingly difficult to find, along with the opportunity to update and make it truly your own. The main floor is filled with beautiful details, including a beamed ceiling in the dining room, elegant beveled-glass doors opening to the living room, and gorgeous newer hardwood floors. The large, bright family room offers plenty of space for family life or entertaining. With its wonderful original details and spacious layout, the home provides an inspiring foundation for a thoughtful renovation. The kitchen, bathroom and mechanical systems are ready for updating, giving the next owner the opportunity to modernize the essentials while preserving the character and charm that make this home distinctive. The basement adds significant flexibility, with abundant storage and a partially finished room formerly used as a sewing workshop - ideal for hobbies, a home office, workshop or additional recreation. Existing plumbing also provides an excellent opportunity to create a second bathroom. And then there is the location: steps from Avenue Road and just minutes from Yonge Street, with an exceptional selection of boutique shops, restaurants, cafés, grocery stores and everyday conveniences all close at hand. Parking is another welcome advantage, with a legally widened driveway accommodating one car, plus the mutual drive providing access to the rear, where a small car can also be parked. A character-filled home with beautiful architectural details, generous living space, abundant storage and exciting potential - all in a truly fabulous, walkable location.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,511
POSTAL CODE	M5M 1Z2
NEIGHBOURHOOD	Bedford Park-Nortown

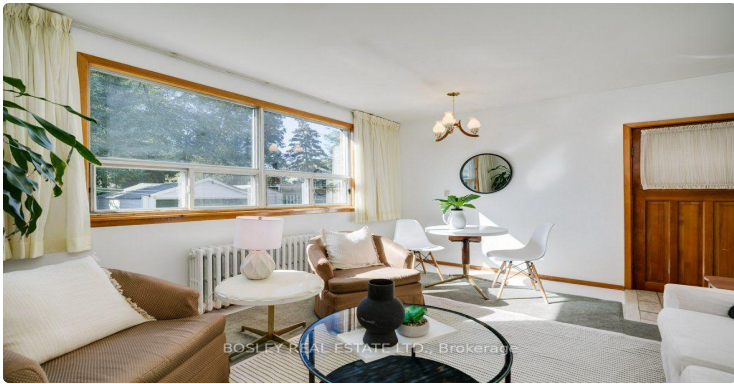
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	BOSLEY REAL ESTATE LTD.
247 Melrose Avenue, Toronto, ON M5M 1Z2				

Living Room	Ground	—	Hardwood Floor, French Doors, Large Window
Dining Room	Ground	—	Hardwood Floor, Formal Rm
Kitchen	Ground	—	Double Sink, Galley Kitchen
Family Room	Ground	—	W/O To Yard, Large Window
Primary Bedroom	Second	—	Hardwood Floor, Walk-In Closet(s), Large Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 3	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Workshop	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.