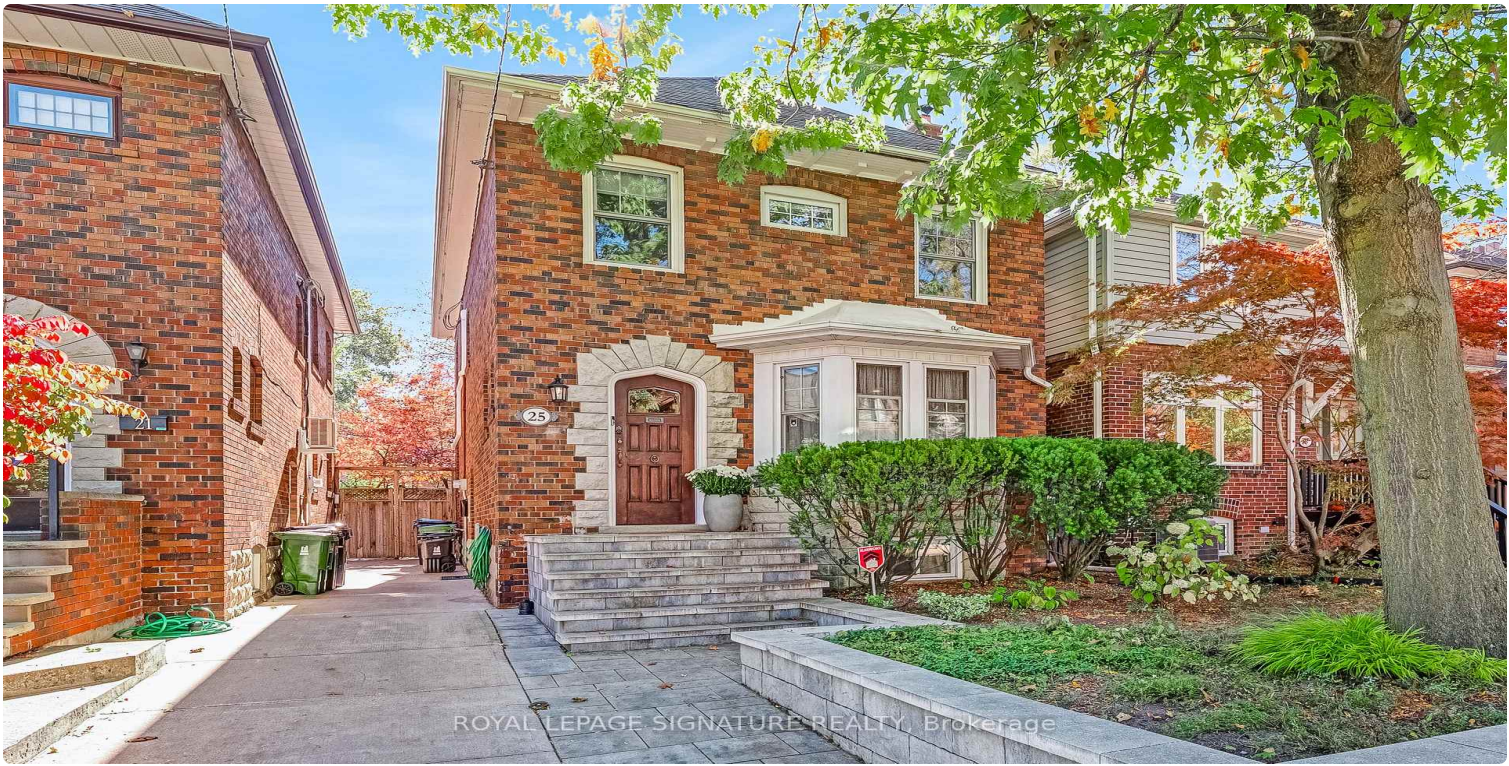




FOR SALE

DETACHED

MLS# C14103332

25 Cranbrooke Avenue, Toronto, ON M5M 1M3

Lawrence Park North, Toronto · M5M 1M3

C\$ 1,749,000

4	2	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Some houses have a way of making everyone feel at home. 25 Cranbrooke Avenue is one of them. This charming detached Bedford Park classic pairs original character, including stained glass windows, hardwood floors and a wood-burning fireplace, with a standout feature you'll truly appreciate: an excavated and underpinned lower level with impressive 7'5" ceilings. Beautifully finished, it offers room for movie nights, a home office or extra bedroom, plus a full bathroom and generous laundry room. Upstairs, the updated kitchen features honed marble counters and a built-in banquette, while custom double doors connect the dining room to the deck and private, south-facing backyard. A spectacular magnolia tree steals the show, while a rare single-car garage and additional laneway parking (with laneway house potential) make everyday life that much easier. Just half a block from Yonge Street, you're steps to neighbourhood cafés, restaurants, shops and Lawrence subway. Set within the Bedford Park Public School catchment and close to excellent public and private schools, this is a wonderful opportunity to put down roots in a neighbourhood that makes everyday living a pleasure.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,753
POSTAL CODE	M5M 1M3
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

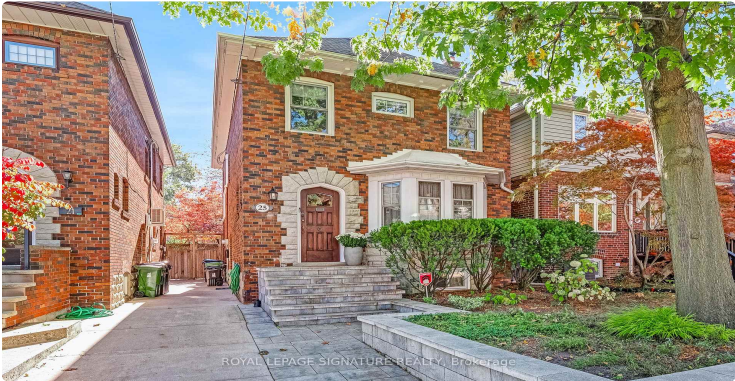
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, Fireplace, Hardwood Floor
Dining Room	Main	—	Hardwood Floor, French Doors, W/O To Deck
Kitchen	Main	—	Stainless Steel Appl, Custom Counter, Breakfast Area

25 Cranbrooke Avenue, Toronto, ON M5M 1M3

ROYAL LEPAGE SIGNATURE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	—	Double Closet, Window, Hardwood Floor
Bedroom 2	Second	—	Closet, Large Window, Hardwood Floor
Bedroom 3	Second	—	Closet, Large Window, Hardwood Floor
Recreation	Lower	—	Window, B/I Shelves, Pot Lights
Study	Lower	—	B/I Desk, B/I Shelves, Sliding Doors
Laundry	Lower	—	Laundry Sink, Separate Room

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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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.