



FOR SALE

DETACHED

MLS# C14105990

174 Ridley Boulevard, Toronto, ON M5M 3M1

Bedford Park-Nortown, Toronto · M5M 3M1

C\$ 2,795,000

4	3	2,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Opportunity to Back Directly onto the Cricket Club - with Direct Access from Your Own Backyard. One of only a select few homes with this exceptional connection, this 3+1 bedroom, 3-bathroom home offers a truly unique lifestyle where the Cricket Club is literally at your doorstep. Walk over for a game, head home for lunch, or enjoy an evening with friends - all without ever worrying about parking. Warm, inviting, and thoughtfully designed, the home combines the charm and character of its original main-floor design with the added space, convenience, and storage of a wonderful main-floor addition. High ceilings and an abundance of windows fill the home with natural light, creating a bright and welcoming atmosphere throughout. At the heart of the home is the open-concept kitchen and family room, designed for everyday family life and effortless entertaining. The family room opens directly onto a large patio and the private, tree-lined backyard, creating a seamless connection between indoor and outdoor living. Two gas fireplaces add warmth and charm, while the spacious mudroom provides ample storage, an extra fridge, and convenient barbecue access, making entertaining easy. Storage is plentiful throughout the home, making it easy to keep everyday life organized and everything tucked neatly out of sight. The full lower level adds even more flexibility, with a spacious recreation room, additional bedroom, laundry, and ample storage - ideal for guests, teenagers, a home office, or extended family. Steps to Avenue Road, with easy access to the 401, the home is perfectly positioned for both everyday convenience and getting around the city. Set within a wonderful community with friendly, helpful neighbours who look out for one another while respecting each other's privacy, it offers the best of neighbourhood living.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$16,068
POSTAL CODE	M5M 3M1
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Overlooks Frontyard, Hardwood Floor, Window
Living Room	Main	—	Fireplace, Hardwood Floor, Overlooks Frontyard
Office	Main	—	Hardwood Floor, B/I Desk
Family Room	Main	—	Walk-Out, Combined w/Kitchen, Hardwood Floor
Kitchen	Main	—	Combined w/Family, Centre Island, Stainless Steel Appl
Mud Room	Main	—	Walk-Out, Tile Floor
Primary Bedroom	Second	—	Broadloom, Overlooks Backyard, Closet
Bedroom 2	Second	—	Window, Overlooks Frontyard, Closet
Bedroom 3	Second	—	Overlooks Backyard, Window, Closet
Recreation	Lower	—	Window, Closet, Broadloom
Sitting	Lower	—	Fireplace, Broadloom, Closet
Bedroom	Lower	—	Broadloom, Window

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.