



FOR SALE

DETACHED

MLS# C14106728

248 Haddington Avenue, Toronto, ON M5M 2P9

Bedford Park-Nortown, Toronto · M5M 2P9

C\$ 2,995,000

8	6	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-built and lovingly maintained by its original owner, this exceptional family home sits on an impressive 56 x 130 ft lot and offers one of the largest homes in the neighbourhood. Warm, welcoming and thoughtfully designed, it delivers the space, functionality and flexibility today's families desire. The main floor features hardwood floors, crown mouldings, pot lights and beautifully appointed principal rooms, including a spacious family room with gas fireplace, an inviting kitchen with centre island and breakfast area, and a private office with herringbone hardwood floors, panelled walls and built-in bookcases. Upstairs, five generously sized bedrooms provide ample accommodation, including a primary retreat with walk-in closet and five-piece ensuite. A skylit hallway adds natural light. The finished basement offers exceptional versatility, featuring a recreation room, second kitchen, three additional bedrooms, two bathrooms and extensive storage, making it ideal for extended family, guests or a variety of recreational uses. Direct garage access to the mudroom and a separate side entrance to the basement add everyday convenience. Two furnaces, two air conditioning systems and two hot water tanks. Numerous updates and renovations over the years reflect the pride of ownership throughout. Ideally located with convenient access to highways, shopping, and both public and private schools. A rare opportunity to own a substantial, impeccably cared-for home with outstanding space, flexibility and with the added potential for redevelopment or severance (live beautiful now, build later subject to approvals). Must be seen to be appreciated!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

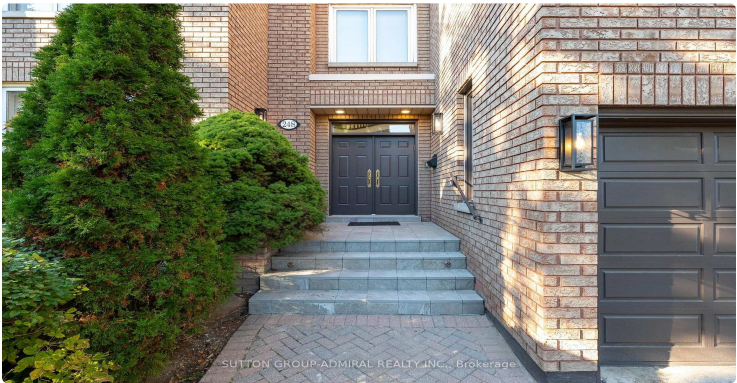
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	\$16,459
POSTAL CODE	M5M 2P9
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Hardwood Floor, Pot Lights, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Pot Lights, Combined w/Living
Family Room	Main	—	Hardwood Floor, Pot Lights, Gas Fireplace
Kitchen	Main	—	Hardwood Floor, Breakfast Area, Centre Island
Office	Main	—	Hardwood Floor, Panelled, B/I Bookcase
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets, 6 Pc Ensuite
Bedroom 2	Second	—	Broadloom, Double Closet, 3 Pc Ensuite
Bedroom 3	Second	—	Broadloom, Double Closet, 3 Pc Ensuite
Bedroom 4	Second	—	Broadloom, B/I Bookcase, Walk-In Closet(s)
Bedroom 5	Second	—	Broadloom, Double Closet, Overlooks Backyard
Recreation	Basement	—	Broadloom, Pot Lights
Kitchen	Basement	—	Double Sink, Window, B/I Appliances
Bedroom	Basement	—	Broadloom, Above Grade Window, Double Closet
Bedroom	Basement	—	Broadloom, Double Closet, Above Grade Window
Bedroom	Basement	—	Broadloom, Double Closet, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.