



FOR SALE

DETACHED

MLS# C14115602

383 Melrose Avenue, Toronto, ON M5M 1Z6

Bedford Park-Nortown, Toronto · M5M 1Z6

C\$ 2,998,000

5	5	2,250	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Custom-built in 2022, this Bedford Park smart home offers approx. 2,500SF above grade on a 25 x 150 ft. lot, with 4+1 bedrooms, 5bathrooms, a heated foyer, a custom powder room and a walk-up basement with direct garage access and a separate entrance. Quality finishes are enhanced by 10-ft. main-floor, 9-ft. upper-level and 11-ft. basement ceilings. Specialized bay windows in the living room, family room and one bedroom, multiple skylights, adjustable pot lights and fixtures provide abundant natural light. Open-concept living/dining flows into a gourmet kitchen with high-quality porcelain countertops and an oversized porcelain island featuring a waterfall design and extended breakfast bar. Premium Miele appliances include a 36-in. 6burner gas range, custom-paneled built-in fridge and freezer, speed oven, full-size oven and dishwasher. Family room features a gas fireplace, custom TV wall and walkout to a deck with BBQ grill overlooking the landscaped backyard. Primary suite offers a custom electric fireplace/TV wall, organized walk-in closet and spa-inspired 5-piece ensuite with heated floors and smart toilet. Basement offers heated floors, a nanny bedroom, full bath, rec room with garden walkout, home-office potential and cold room. Enjoy a snow-melt driveway, porch and stairs; premium interlocking and precast stone; natural front lawn; backyard artificial turf; and firepit with benches and integrated lighting. Smart-home features include security cameras, programmable front light fixture, backyard and soffit lighting, built-in indoor/outdoor sound system, select remote blinds, automatic sprinkler system, central vacuum and two laundry sets. Insulated garage with epoxy flooring and remote opener. Steps to Avenue Rd. shops and dining, top-rated schools, parks and TTC; near Yonge & Lawrence with easy Hwy. 401 access. A rare luxury home on a 150-ft. lot in one of Toronto's most desirable neighborhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ School
- ✓ Public Transit
- ✓ New Build

PROPERTY DETAILS

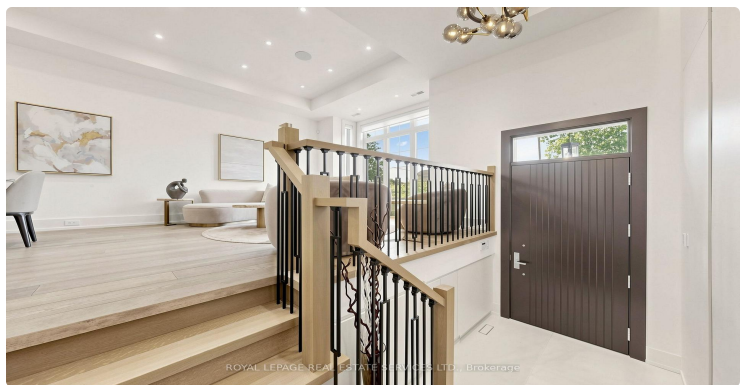
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance, Walk-Up
FACING	South
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$13,904
POSTAL CODE	M5M 1Z6
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Bay Window, Combined w/Dining
Dining Room	Main	—	Hardwood Floor, Window, Open Concept
Family Room	Main	—	Hardwood Floor, Gas Fireplace, W/O To Deck
Kitchen	Main	—	Centre Island, B/I Appliances, Breakfast Bar
Primary Bedroom	Second	—	Juliette Balcony, 5 Pc Bath, Closet Organizers
Bedroom 2	Second	—	3 Pc Ensuite, Double Closet, Window
Bedroom 3	Second	—	Semi Ensuite, Window, Closet
Bedroom 4	Second	—	Hardwood Floor, Window, Closet
Recreation	Basement	—	Walk-Up, Gas Fireplace, Above Grade Window
Bedroom 5	Basement	—	Porcelain Floor, Closet, Above Grade Window
Foyer	Main	—	Panelled, Coffered Ceiling(s), Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

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.