



FOR SALE

DETACHED

MLS# C14118902

52 Park Hill Road, Toronto, ON M6C 3N1

Forest Hill North, Toronto · M6C 3N1

C\$ 1,789,000

5	3	2,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Incredible opportunity on one of the quietest and most desirable streets in Forest Hill North! Situated on an exceptional 35 x 141 ft lot, this is an amazing family home offering incredible value, space and future potential. The hard work has already been done with a substantial 2-storey addition extending the main and lower levels, creating an excellent footprint and the potential to expand the second floor in the future. A home you can move into today and truly grow into for years to come! The main floor offers fantastic flow for everyday family living and entertaining, featuring a large eat-in kitchen with loads of cabinetry and a walk-out to the deck, spacious family room, powder room and generous principal rooms. Upstairs are 3 bedrooms with beautiful hardwood floors and a renovated 4-piece bathroom. The bright and spacious lower level offers incredible flexibility with 2 additional bedrooms, a 3-piece bathroom, large TV/recreation room with built-ins, excellent storage and a level walkout to the patio and private landscaped backyard. Ideal for growing families, teenagers, guests, a home office or potential nanny suite. Rare private drive with parking for 3 cars plus an attached single-car garage. The location is outstanding! Just 2 blocks to Cedarvale subway and Crosstown stations with easy access to Allen Rd, while still tucked away on a quiet residential street. Walk to excellent schools, the Kay Gardner Beltline, Cedarvale Ravine, parks, playgrounds, shops, restaurants and houses of worship. An incredible 35 x 141 ft lot, a substantial addition already completed, tremendous existing living space and exciting potential to expand further. This is a rare opportunity to secure an amazing family home in Forest Hill North with the space and flexibility to make it your own!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	4 spaces
ANNUAL TAX	\$8,755
POSTAL CODE	M6C 3N1
NEIGHBOURHOOD	Forest Hill North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	HARVEY KALLES REAL ESTATE LTD.
32 Park Hill Road, Toronto, ON M6C 3N1				

Living Room	Main	—	Wood, Pot Lights, Bay Window
Dining Room	Main	—	Pot Lights, Wood, Open Concept
Kitchen	Main	—	Stone Floor, Stone Counters, Eat-in Kitchen
Family Room	Main	—	Wood, Pot Lights, 2 Pc Ensuite
Breakfast	Main	—	Pot Lights, Wood, W/O To Deck
Foyer	Main	—	Wood, Pot Lights
Primary Bedroom	Second	—	Wood, Closet, Window
Bedroom	Second	—	Wood, Closet, Window
Bedroom	Second	—	Wood, Closet, Window
Recreation	Basement	—	Pot Lights, Broadloom
Utility Room	Basement	—	Concrete Floor
Laundry	Basement	—	Concrete Floor
Bedroom	Basement	—	W/O To Yard, Pot Lights, Above Grade Window
Bedroom	Basement	—	Above Grade Window, Pot Lights, Broadloom

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.