



FOR SALE

DETACHED

MLS# C14119818

42 Raeburn Avenue, Toronto, ON M3H 1G8

Lansing-Westgate, Toronto · M3H 1G8

C\$ 1,750,000

3	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 42 Raeburn Avenue, an exceptional home nestled on a pretty tree lined street in prestigious Armour Heights. Beautifully appointed and thoughtfully maintained, this 3 bedroom, 3 bath residence offers an inviting blend of timeless elegance, modern comfort and exceptional family living. The sun-filled, open concept main floor is enhanced by a large living room front window and double French glass doors in the dining area. The generous living room opens to a spacious dining area and modern kitchen, while the dining room overlooks the expansive deck and private garden beyond. A rare and highly desirable main floor powder room adds both convenience and sophistication. On the second level, three bedrooms provide comfort and tranquility, complemented by a beautifully renovated 4-piece bathroom. The finished lower level offers an inviting recreation room, 3 piece bathroom, laundry area and ample storage. This home is ideal for family living, entertaining and relaxed outdoor living. An attached garage and private driveway add further convenience. Ideally situated in one of Toronto's most sought after neighbourhoods and school districts, this home is steps away from transit, schools, parks, Avenue Road Shops and Restaurants. An exceptional home in an outstanding family setting.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

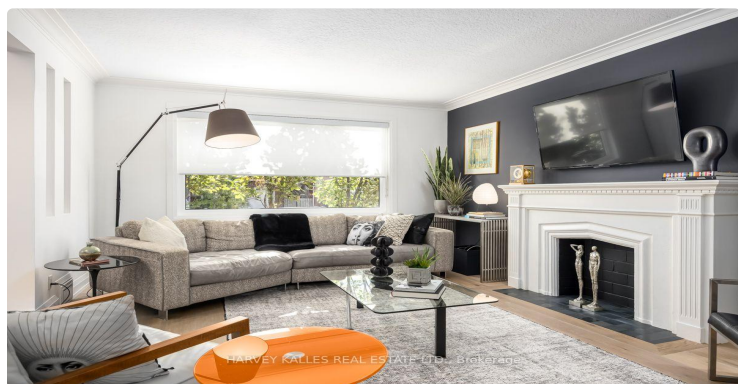
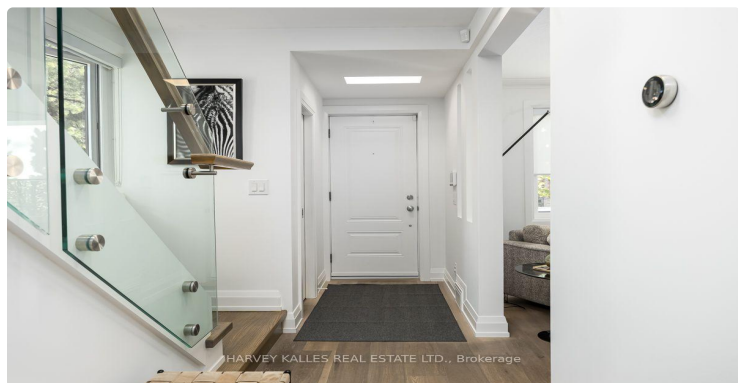
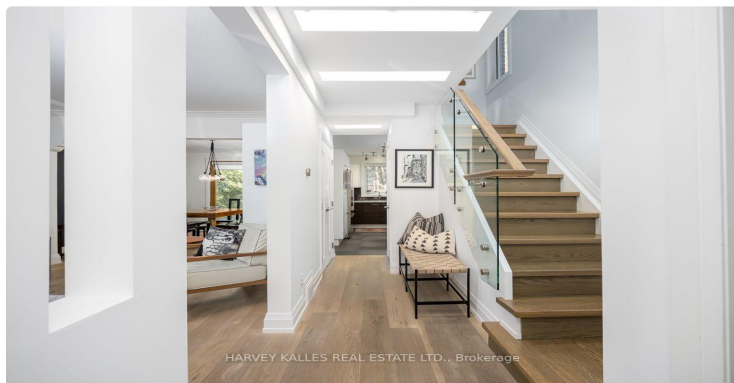
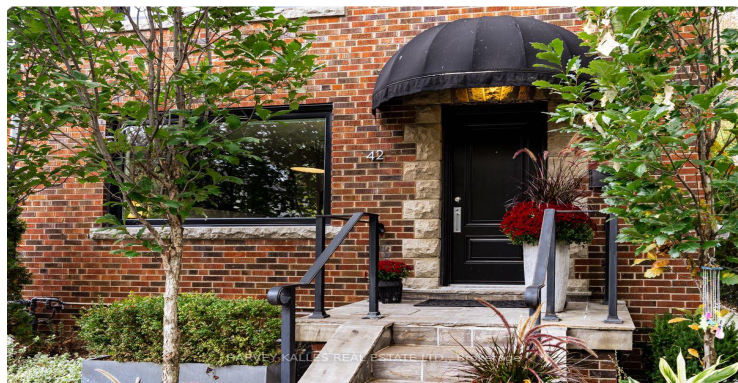
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$8,916
POSTAL CODE	M3H 1G8
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, Picture Window
Dining Room	Main	—	Hardwood Floor, Double Doors, W/O To Deck

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Porcelain Floor, Stainless Steel Appl, Breakfast Bar
Primary Bedroom	Second	—	Hardwood Floor, Picture Window, Double Closet
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window, Closet
Recreation	Lower	—	Laminate, Double Closet, Closet
Utility Room	Lower	—	Porcelain Floor, Laundry Sink, Window
Cold Room/Cantina	Lower	—	Porcelain Floor, 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.