



FOR SALE

DETACHED

MLS# C14132632

168 Avondale Avenue, Toronto, ON M2N 2V5

Willowdale East, Toronto · M2N 2V5

C\$ 1,495,000

4	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An Exceptional Opportunity To Own A Charming Detached Residence Backing Directly Onto An Expansive Park In One Of North York's Most Sought-After Neighbourhoods. Set On A Beautiful Tree-Lined Property, This Inviting Home Offers A Rare Combination Of Natural Surroundings, Everyday Convenience, And Outstanding Future Potential. Bright, Sun-Filled Interior Features Generously Proportioned And Updated Principal Rooms, An Inviting Eat-In Kitchen With Ample Cabinetry And Storage. There Is A Main Floor Bedroom That Can Also Serve As A Great Main Floor Office Or Den. There Is A Separate Entrance To The Lower Level That Provides Additional Living Space, Ideal For A Recreation Room, Home Office, Or Family Retreat. Outdoors, A Spacious, Fully Fenced Backyard Surrounded By Mature Trees Creates A Peaceful Setting For Relaxation And Entertaining, Complete With A Large Raised Deck, Detached Garage, And Direct Access To The Beautiful Park Beyond. Whether You Choose To Move In, Renovate, Invest, Or Explore The Possibility Of Building Your Dream Home, This Property Presents Exceptional Versatility In A Highly Desirable Location. Situated Within The Coveted Earl Haig School District And Just Minutes From Sheppard Centre, Restaurants, Shopping, Subway Access, And Highway 401. A Wonderful Opportunity To Enjoy Parkside Living In The Heart Of North York.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$7,375
POSTAL CODE	M2N 2V5
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	5.18 x 3.51	Overlooks Frontyard, Picture Window, Laminate
Kitchen	Main	2.84 x 2.68	W/O To Yard, Breakfast Area, Backsplash

168 Avondale Avenue, Toronto, ON M2N 2V5

RE/MAX REALTRON BARRY COHEN HOMES INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	2.33 x 2.48	Picture Window, Combined w/Kitchen, Laminate
Bedroom	Main	3.02 x 3.26	Overlooks Backyard, Laminate, Picture Window
Primary Bedroom	In Between	3.43 x 3.16	Picture Window, Overlooks Backyard, Closet
Bedroom 2	In Between	2.70 x 3.65	Closet, Picture Window, Overlooks Backyard
Recreation	Basement	5.09 x 3.36	Above Grade Window, Laminate, Open Concept
Bedroom	Basement	3.26 x 2.78	Closet, Above Grade Window, Laminate
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON BARRY COHEN HOMES INC.

Email: pshaganenko@gmail.com

Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.