FOR SALE | DETACHED | MLS# C14136094

23 Bowood Avenue, Toronto, ON M4N 1Y3

Lawrence Park North, Toronto · M4N 1Y3

C$ 1,700,000

3	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location Is Everything. In Lawrence Park North, Just Steps To Yonge St & The Subway Is Situated On A Large 28Ft Frontage With Rare Private Driveway & Detached Garage With Total Parking For 4 Cars In This Very Desirable NeighbourhoodNewer Hardwood Floor***Wainscotting***The Updated Kitchen Offers A Breakfast Room Boasting An Extra Large Picture Window Overlooking The Fully Fenced Yard & Walk Out To The 2 Tier Deck For Family Enjoyment & Entertaining Friends***Sunny Southern Exposure***Gas Furnace***Finished Basement With A Separate Side Entrance***Highly sought-after Bedford Park Public School and Lawrence Park CI***Walking To Yonge Street With The Subway, Shops, Restaurants And Amenities***Lovely Recently Renovated 2-Storey Home With Private Backyard***

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	$8,847
POSTAL CODE	M4N 1Y3
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.85 x 3.41	Hardwood Floor, Fireplace, California Shutters
Dining Room	Main	3.53 x 3.04	Hardwood Floor, Large Window, California Shutters
Kitchen	Main	3.57 x 2.35	Tile Floor, Updated, Window
Breakfast	Main	2.41 x 1.81	Tile Floor, Picture Window, W/O To Deck

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Second	3.46 x 3.43	Hardwood Floor, Walk-In Closet(s), California Shutters
Bedroom 2	Second	3.55 x 2.68	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 3	Second	3.55 x 2.68	Hardwood Floor, Overlooks Backyard
Recreation	Basement	5.12 x 4.43	Broadloom, 2 Pc Ensuite, Above Grade Window
Other	Basement	2.60 x 2.48	Broadloom, Above Grade Window
Utility Room	Basement	3.09 x 1.87	Concrete Floor

GALLERY

LISTING AGENT

Pavel Shaganenko

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Prepared for you on November 1, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.