

FOR SALE | DETACHED | MLS# C14140922

71 Welland Avenue, Toronto, ON M4T 2H9

Rosedale-Moore Park, Toronto · M4T 2H9

C$ 5,150,000

3	3	2,750	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional, newly landscaped & meticulously renovated throughout, one-of-a-kind gem in Moore Park/Rosedale! Remarkable attention to top quality finishes. Stunning Chef's Kitchen and Walk-in Pantry/Wet Bar W/ brand-new premium appliances, 13 Ft. island & incredible storage. Over 3,500 sq. ft. of fully finished living space with spacious rooms featuring 11 Ft. ceiling & gas FP in Living Room and 2nd gas FP in lower level room providing flexible space for a home office, gym, media and/or games room. Light-filled throughout W/ skylights plus new windows, doors & white oak hardwood floors. Beautiful Designer Garden views. Sophisticated, versatile home perfect for everyday living & entertaining. Short walk to transit, Moorevale Park, Moore Park Ravine, leading schools and library. *Some photos have been virtually staged*

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Custom Cabinetry, paneled Fridge/Freezer columns, Induction cooktop, Miele dual ovens (1 W/ steam injection) & DW, Warming Drawer, 2nd DW, Wine fridge, Stone countertops and backsplashes, new dimmable LED lighting and alabaster fixtures, Custom mirrors, Walk-in Cedar Closet, Master retreat W/ Juliet Balcony plus Ensuite with heated floor & curbless shower, Kitchen Terrace W/BBQ, Living Room Deck W/custom S/S bar, lower level Walkout W/ rock garden, custom S/S Fire Bowl, oversized French drain under dry river bed W/ Water Feature & Handcrafted Japanese wood bridge, automated garden sprinkler system, Leafguard covered eavestroughs, custom outdoor planters & mailbox, new HWT W/ transferable free rental to 28/02/2028, new 200 amp panel.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	8 spaces
ANNUAL TAX	$16,513
POSTAL CODE	M4T 2H9
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

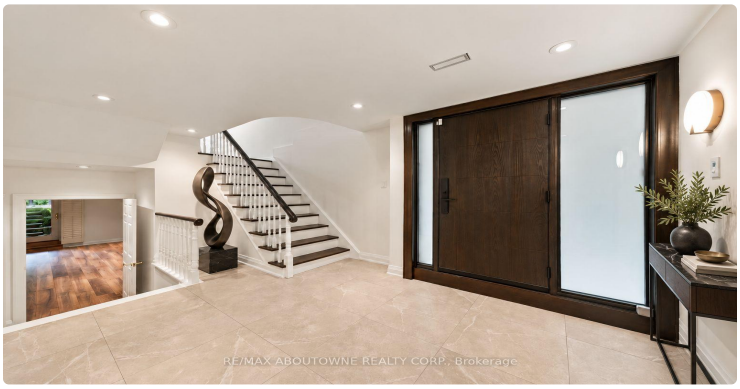
ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Ground	—	Porcelain Floor, Double Closet, Access To Garage
Living Room	Main	—	Hardwood Floor, Gas Fireplace, W/O To Deck
Dining Room	Second	—	Hardwood Floor, Combined w/Family, W/O To Terrace
Kitchen	Second	—	Hardwood Floor, Centre Island, W/O To Terrace
Kitchen	Second	—	Hardwood Floor, Pantry, Wet Bar
Study	Third	—	Hardwood Floor, Skylight, Linen Closet
Bedroom 2	Third	—	Hardwood Floor, Double Closet, Large Window
Bedroom 3	Third	—	Hardwood Floor, Double Closet, Large Window
Primary Bedroom	Third	—	Hardwood Floor, His and Hers Closets, 4 Pc Ensuite
Recreation	Lower	—	Gas Fireplace, Sliding Doors, W/O To Garden
Laundry	Lower	—	Porcelain Floor, Laundry Sink, Closet
Utility Room	Lower	—	Porcelain Floor, Combined w/Laundry, Closet

GALLERY




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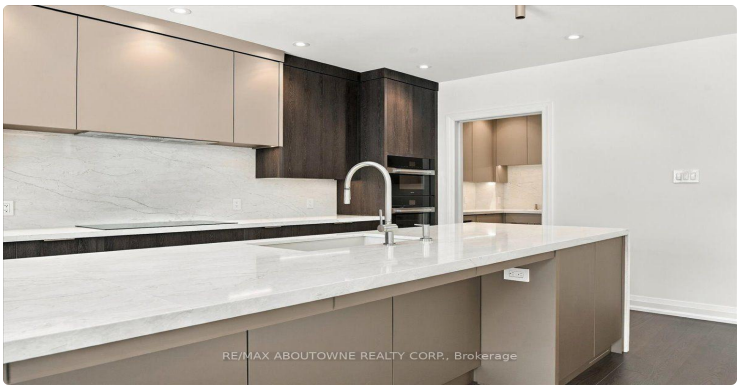

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LISTING AGENT

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Prepared for you on November 2, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.