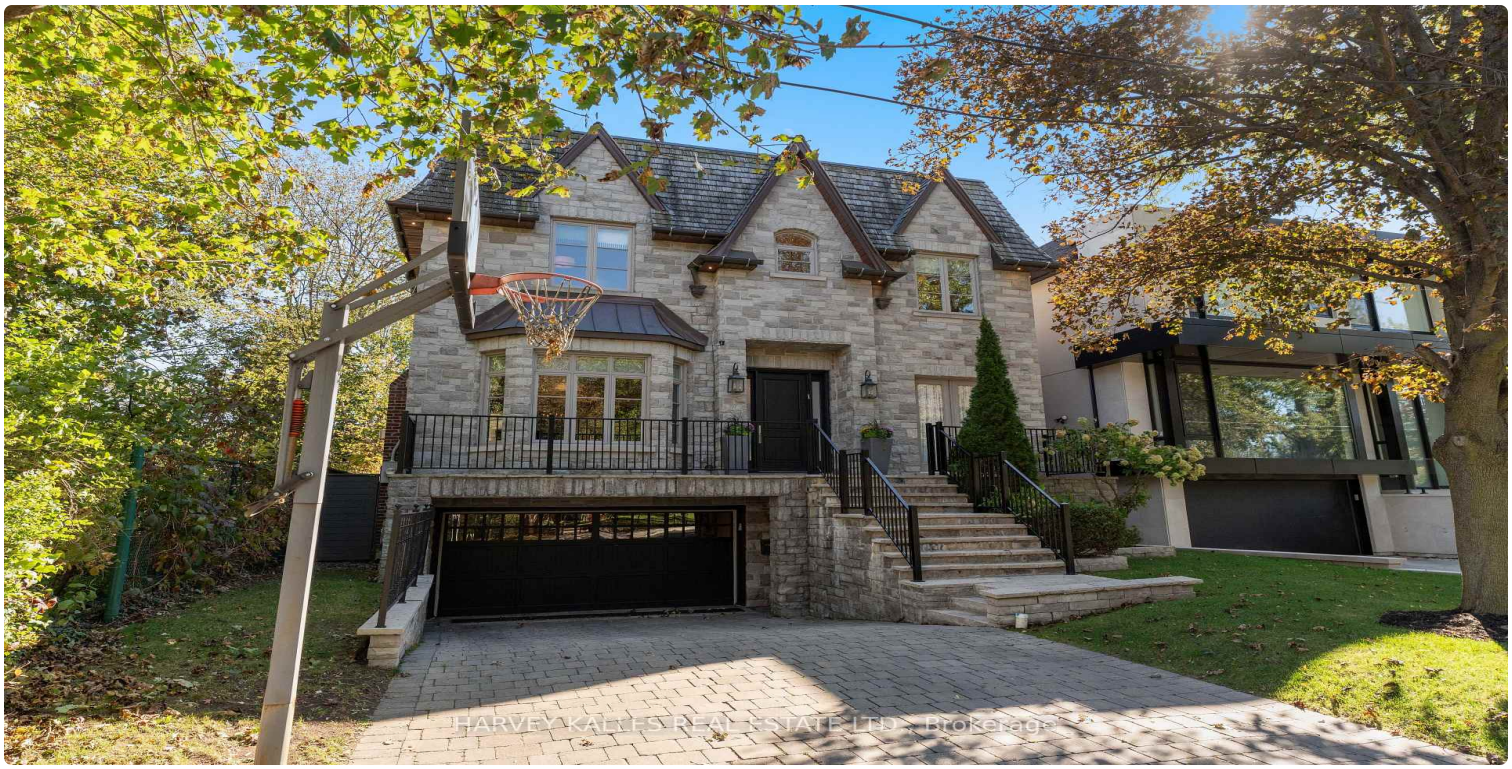


FOR SALE | DETACHED | MLS# C14148200

717 Woburn Avenue, Toronto, ON M5M 1M2

Bedford Park-Nortown, Toronto · M5M 1M2

C$ 4,100,000

5	5	4,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated on one of Ledbury Park's most desirable residential streets, this beautifully maintained custom residence sits on an impressive 46.42 x 133 ft. south-facing lot and was custom built approximately 18 years ago for its current owners. A particularly special setting, the property is directly adjacent to a mature forested area, creating a natural buffer with no immediate neighbour on one side, while additional green space lies directly across the street. The result is an exceptional sense of privacy, greenery and tranquility. The elegant interior features hardwood floors throughout, generous principal rooms and a flawless floor plan designed for both family living and entertaining. A sophisticated custom kitchen opens to a huge family room, complemented by a main floor study. The incredible primary suite offers two full walk-in closets and a beautifully redone 5-piece ensuite, complemented by three generously sized bedrooms. The totally finished lower level provides an oversized recreation room, full mudroom and additional bedroom, offering excellent flexibility for family living, guests and entertaining. Outside, the landscaped rear yard with Betz pool creates a private summer retreat, complemented by a two-car garage and four-car driveway parking. Set in the heart of Ledbury Park, a highly coveted North Toronto neighbourhood celebrated for its quiet, tree-lined streets, handsome custom homes and exceptional sense of community, 717 Woburn is ideally positioned close to top schools, parks, shops and restaurants. A rare opportunity to enjoy the scale and privacy of a substantial custom home on an exceptional street, while remaining connected to everything this sought-after neighbourhood has to offer.

FEATURES

- ✓ Basement
- ✓ Pool
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

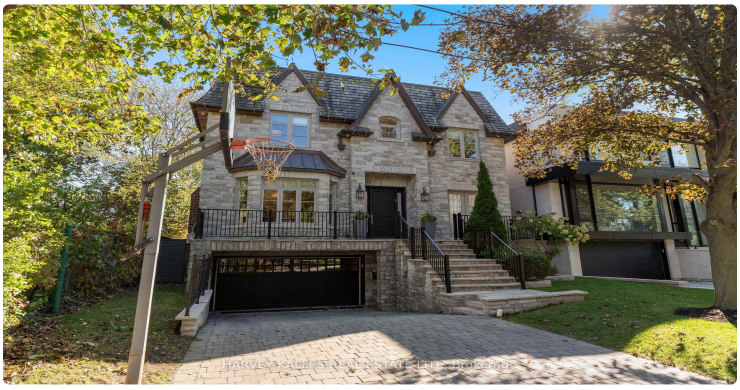
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Walk-Out
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	6 spaces
ANNUAL TAX	$20,925
POSTAL CODE	M5M 1M2
NEIGHBOURHOOD	Bedford Park-Nortown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Foyer	Main	—	Tile Floor, Double Closet, Pot Lights
Office	Main	—	Hardwood Floor, Panelled, B/I Bookcase
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Bay Window
Dining Room	Main	—	Hardwood Floor, Beamed Ceilings, Crown Moulding
Kitchen	Main	—	Stainless Steel Appl, Centre Island, Eat-in Kitchen
Family Room	Main	—	Hardwood Floor, Gas Fireplace, Open Concept
Primary Bedroom	Main	—	5 Pc Ensuite, Walk-In Closet(s), Hardwood Floor
Bedroom 2	Main	—	4 Pc Ensuite, Hardwood Floor, Walk-In Closet(s)
Bedroom 3	Main	—	Semi Ensuite, Hardwood Floor, Coffered Ceiling(s)
Bedroom 4	Main	—	Semi Ensuite, Hardwood Floor, Coffered Ceiling(s)
Recreation	Lower	—	Gas Fireplace, Laminate, Walk-Out
Bedroom 5	Lower	—	Semi Ensuite, Laminate, Double Closet
Other	Lower	—	Pot Lights, Picture Window
Mud Room	Lower	—	Tile Floor, B/I Shelves, Pot Lights

GALLERY


















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LISTING AGENT

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Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.