

FOR SALE | DETACHED | MLS# C14154410

226 Cranbrooke Avenue, Toronto, ON M5M 1M7

Lawrence Park North, Toronto · M5M 1M7

C$ 1,135,000

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

ABOUT THIS PROPERTY

Timeless Character, Endless Potential. This charming residence presents a rare opportunity to reimagine a classic home and make it distinctly your own. Rich in character and brimming with possibilities, it offers the perfect foundation for a thoughtful transformation. Discover the appeal of living in one of Toronto's most desirable neighbourhoods, where tree-lined streets, a strong sense of community, and exceptional local amenities create an ideal setting for family life. Families will appreciate proximity to top ranking schools; Havergal College, Crescent Private School, John Wanless Public School, and Lawrence Park Collegiate Institute. Nearby parks, independent shops, trendy cafés, and celebrated dining destinations offer endless opportunities to enjoy the neighbourhood. With Lawrence Subway Station, public transit, and major commuter routes all within easy reach, this prime address delivers the perfect balance of urban accessibility and established neighbourhood charm. Property is being sold in "as-is, where-is" condition with no representations or warranties provided by the Seller. A home filled with promise, ready to be reimagined and transformed into something truly extraordinary - Bring your contractor and your imagination! (Driveway Parking - Licence No. 4004 City of Toronto By-Law 438-86)

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	$8,001
POSTAL CODE	M5M 1M7
NEIGHBOURHOOD	Lawrence Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, B/I Shelves
Dining Room	Main	—	Hardwood Floor, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Hardwood Floor, Pot Lights, Window
Sunroom	Main	—	Vinyl Floor, W/O To Deck, Skylight
Primary Bedroom	Second	—	Hardwood Floor, Double Closet, B/I Shelves
Bedroom 2	Second	—	Hardwood Floor, B/I Closet, Overlooks Backyard
Bedroom 3	Second	—	Hardwood Floor, B/I Closet, Overlooks Backyard
Recreation	Basement	—	Vinyl Floor, Open Concept, Pot Lights
Den	Basement	—	Ceramic Floor, Pot Lights, Sliding Doors

GALLERY


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LISTING AGENT

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.