



SOTHEBY'S INTERNATIONAL REALTY CANADA Brokerage

FOR SALE

DETACHED

MLS# E13851482

34 Hastings Avenue, Toronto, ON M4L 2L2

Blake-Jones, Toronto · M4L 2L2

C\$ 2,925,000

5	6	2,250	3	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A sophisticated, highly considered family home where architecture, smart-home technology and quality finishes come together with rare cohesion. Designed around modern family life, the generous principal spaces are open yet distinct, creating an easy sense of togetherness without sacrificing privacy or flexibility. A striking reception with heated tile, wood ceiling and custom detailing leads to the heart of the house: a sleek Scavolini kitchen with Gaggenau appliances, rich oak floors and expansive living and dining areas filled with western light. The great room rises to a dramatic 12-foot ceiling and opens through a broad wall of glass to a private, fully fenced garden and large patio. Upstairs, bright bedrooms, warm oak flooring, heated tiled surfaces, three full baths and laundry are arranged over two levels. The exceptional primary suite is a true retreat, with a private morning terrace, computer alcove, oak-faced dressing room and spa-like bath with freestanding tub, rain shower and heated floor. The lower level offers outstanding flexibility, with hydronic heated floors, a discreet separate entrance and the ability to function as a self-contained 1-bedroom suite for extended family, grown children or tenants, with a rough-in for a kitchen. Control4 automation allows lighting, audio and customized home "moods" to be managed throughout. An elevator shaft is already incorporated and wired for future use, and approved drawings for an approximately 1,200 sq. ft. laneway house offer further potential. Set on a quiet Leslieville street with parking for 3 cars, close to parks, shops, restaurants, cafés, breweries and transit, this is a rare urban home offering style, comfort, technology and long-term flexibility in one of Toronto's most vibrant neighbourhoods.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Beach
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ New Build

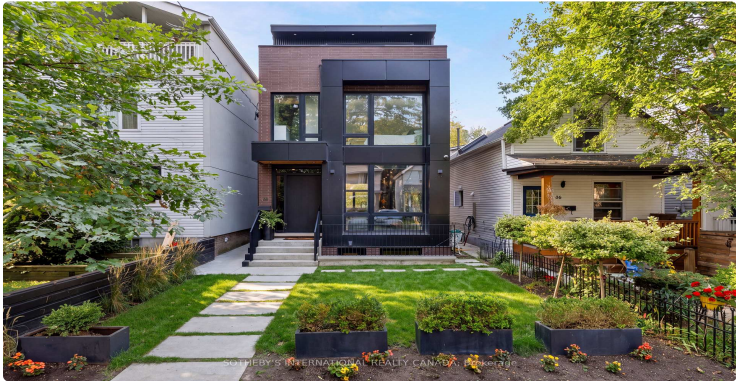
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	West
AGE	0-5 years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$11,756
POSTAL CODE	M4L 2L2
NEIGHBOURHOOD	Blake-Jones

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Hardwood Floor, Large Window, LED Lighting
Dining Room	Ground	—	Hardwood Floor, Combined w/Kitchen, Open Concept
Kitchen	Ground	—	Hardwood Floor, Quartz Counter, 2 Pc Bath
Family Room	Ground	—	Hardwood Floor, Gas Fireplace, W/O To Garden
Bedroom 2	Second	—	Hardwood Floor, Large Window, 2 Pc Ensuite
Bedroom 3	Second	—	Hardwood Floor, Double Closet, LED Lighting
Bedroom 4	Second	—	Hardwood Floor, Large Window, Closet
Primary Bedroom	Third	—	Hardwood Floor, W/O To Terrace, 5 Pc Bath
Office	Basement	—	Heated Floor, Double Closet, LED Lighting
Bedroom 5	Basement	—	Heated Floor, Double Closet, LED Lighting
Game Room	Basement	—	Heated Floor, 2 Pc Bath, LED Lighting
Laundry	Basement	—	B/I Shelves, LED Lighting, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.