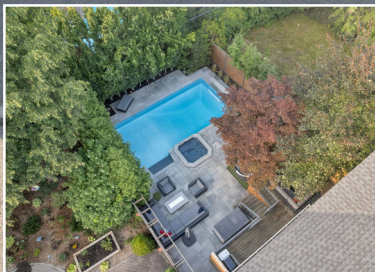
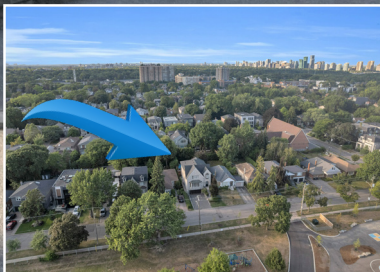


WELCOME TO

144 Haddington Ave

www.144Haddington.com



Shawn Zigelstein
Broker



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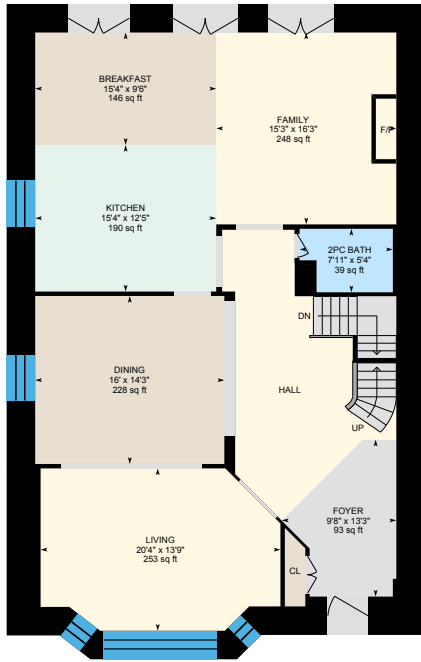
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ROYAL LEPAGE

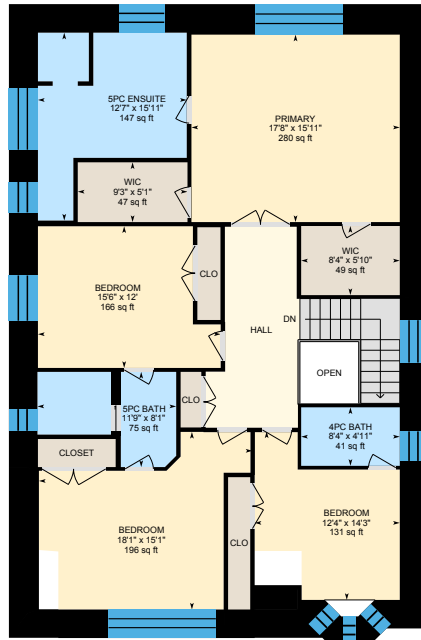
BROKERAGE INDEPENDENTLY OWNED & OPERATED

905.731.2000

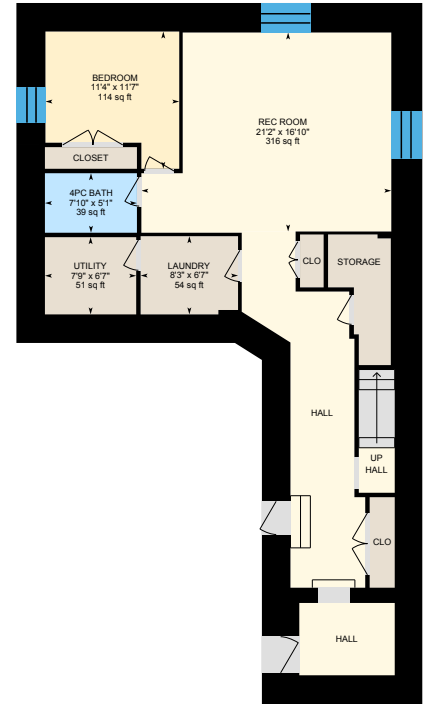
144 Haddington Ave, Toronto



1st Floor
Exterior Area 1901.59 sq ft

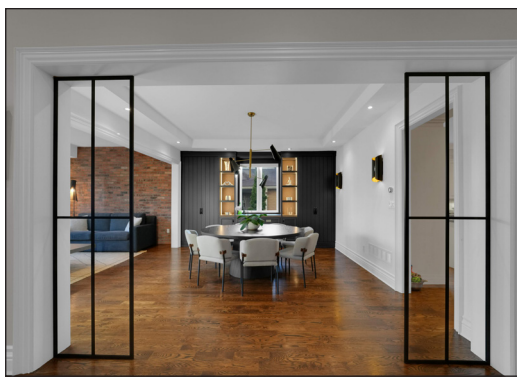


2nd Floor
Exterior Area 1842.68 sq ft

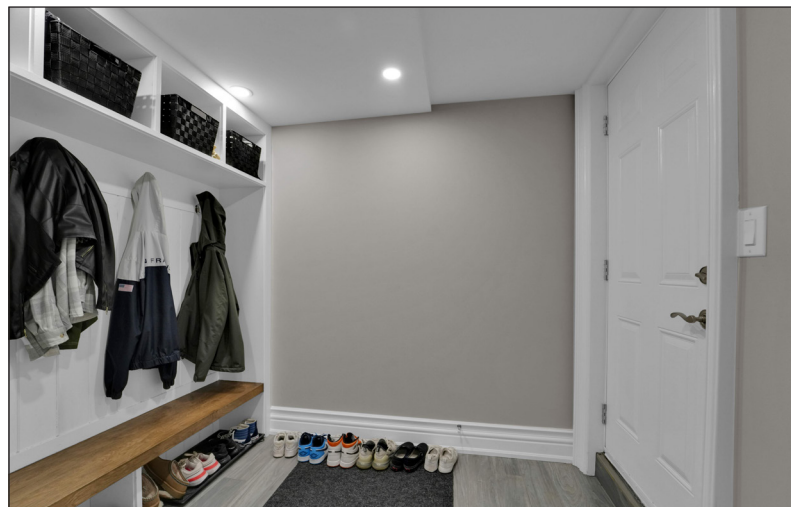


Basement (Below Grade)
Exterior Area 1384.11 sq ft













144 Haddington Ave, Toronto

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Ledbury Park Elementary and Middle School

Designated Catchment School
Grades PK to 8
95 Falkirk St

John Polanyi Collegiate Institute

Designated Catchment School
Grades 9 to 12
640 Lawrence Ave W

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

AVRO Academy

Grades 9 to 12
1650 Avenue Road

AVRO Academy

Grades 9 to 12
1650 Avenue Road

ÉE Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

ÉE Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Margaret Catholic School

Grades PK to 8
85 Carmichael Ave

St. Cyril Catholic School

Grades PK to 8
18 Kempford Blvd

ÉEC Saint-Noël-Chabanel-Toronto

Grades PK to 6
30 Thistle Down Boulevard

ÉSC Monseigneur-de-Charbonnel

Grades 7 to 12
110 Drewry Ave

PRIVATE SCHOOLS

The private schools nearest to you are:



Glen Briar Academy

Grades K to 8
210 Wilson Ave

Bais Chomesh High School for Girls

Grades 9 to 12
3600 Bathurst St

The Clover School - Midtown Campus

Grades PK to 8
585 Cranbrooke Avenue &
3180 Bathurst Street

Bais Yaakov High School

Grades 9 to 12, Adult
410 Lawrence Ave W

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Old Orchard Park
465 Old Orchard Grove



5 mins



Ledbury Park
160 Ledbury St



10 mins



Armour Heights Community Centre
2140 Avenue Rd



6 mins



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Pool
1 Rink
1 Community Centre
1 Splash Pad
1 Trail
1 Fitness/Weight Room
1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 23 minute walk away.



Nearest Rail Transit Stop
York Mills Station



Nearest Street Level Transit Stop
Avenue Rd At Dunblaine Ave



3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3.82km.



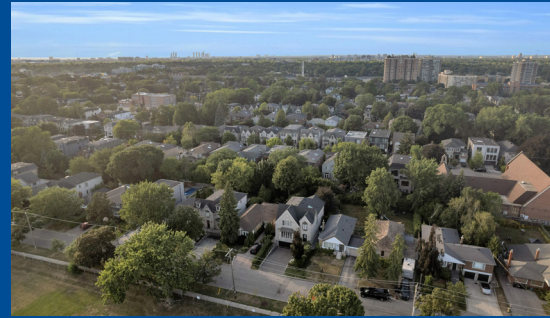
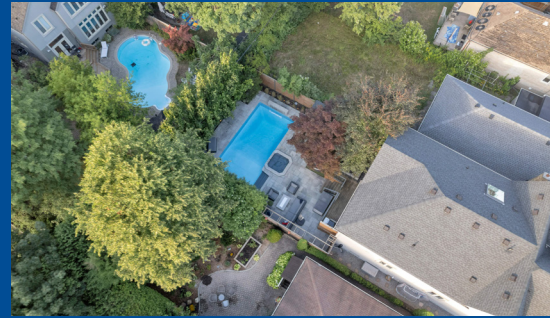
Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave



Fire Station
476 Lawrence Ave W



Police Station
75 Eglinton Ave W



Welcome To Elevated Living In Prestigious Bedford Park

Timeless Elegance Meets Modern Sophistication In One Of Toronto's Most Coveted Neighbourhoods. This Stunning Family Home Offers Nearly 3,800 Square Feet Of Refined Living Space, Plus A Fully Finished Basement Designed For Both Comfort And Versatility. Nestled In The Heart Of This Sought-After Enclave, The Home Features 4+1 Spacious Bedrooms And 5 Beautifully Appointed Bathrooms, Blending Classic Charm With Contemporary Convenience. Step Inside And You're Immediately Greeted By Soaring Ceilings, Rich Hardwood Floors, And An Abundance Of Natural Light Pouring Through Expansive Windows And A Skylight. The Open-Concept Layout Flows Effortlessly From Room To Room, Anchored By Custom Built-In Wall Units And Designer Cabinetry That Elevate Every Corner. The Gourmet Kitchen Is A Chef's Dream, Outfitted With Premium Appliances, Sleek Finishes, A Central Island, And Generous Storage. It's The Perfect Space For Both Everyday Living And Entertaining. Upstairs, The Primary Suite Is A True Retreat—Complete With A Spa-Inspired Ensuite And Two Generous Walk-In Closets. The Upper Level Also Includes Three Additional Bedrooms And Three Total Bathrooms, Each Thoughtfully Designed To Offer Comfort And Functionality. For A Touch Of Everyday Magic, There's A Built-In Laundry Chute That Whisks Your Clothes Straight To The Basement—Because Lugging Laundry Down The Stairs Is So Last Season. The Professionally Finished Basement With A Separate Entrance Expands The Possibilities Of This Home. It Includes A Versatile Fifth Bedroom, A Full Bath, Mudroom, Laundry Room, And An Expansive Recreation Area Ideal For Movie Nights, A Home Gym, Or A Vibrant Playroom. Then, The Outdoor Oasis Awaits. Step Outside To Your Private Backyard Paradise, Where Two Distinct Sitting Areas Invite Relaxation And Entertaining. The Inground Pool With Spillover Spa And Waterfall Creates A Resort-Like Ambiance, While A Custom-Built Cabana And Dedicated Storage Space Add Charm And Convenience—Making Summer Days Feel Effortless And Unforgettable.

Located Just Steps From Top-Rated Schools, Synagogues, Lush Parks, Boutique Shops, Restaurants, And Public Transit, This Home Offers The Perfect Blend Of Tranquility And Urban Accessibility. Whether You're Raising A Family Or Seeking A Refined Lifestyle, This Bedford Park Gem Delivers On Every Level. Don't Miss Your Opportunity To Own A Truly Exceptional Property In One Of Toronto's Finest Communities.

Rental: Hot Water Tank (\$43.98 + HST/month).

Lot: 42ft x 130 ft | Taxes: \$14,282.41/ 2025

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.