

THE MILLS TEAM

is proud to present

189 BEDFORD PARK
AVENUE



189BedfordPark.com



WELCOME HOME

- Family-friendly Bedford Park community
- Ideally located, stroll to Yonge St for all your daily needs including shops, restaurants, banks, butcher, flower shops, cafes and more
- Leave your cars at home in your double garage
- Entrance to the subway is right at the end of your street on Bedford Park Avenue
- Quick access downtown and out of town by hopping on the 401 highway
- Detached 3+1 bedroom, 3 ½ washroom home
- Spacious primary retreat with over-sized ensuite and walk-in closet
- Beautifully renovated kitchen with high end appliances
- Open concept main floor design perfect for entertaining and everyday living
- Main floor powder room and coat closet
- Wall of windows with walk-out to private rear garden perfect for summer dinners and outdoor play
- High basement with bright walk-up provides additional living space for family fun, office or guest room and full washroom - a teenager's dream setup
- Coveted schools at all levels both public and private

OVER \$300,000 SPENT ON RENOVATIONS & IMPROVEMENTS BY CURRENT OWNERS:

- Interior painting (2026)
- Refinished hardwood floors (2026)
- Replaced glass in windows in the back bedrooms (2026)
- Updated front hallway tiles (2026)
- Renovated lower level bathroom (2022)
- All new interior doors and handles (2022)
- Interior painting throughout (2022)
- Replaced all baseboard and trim (2022)
- Major renovation (2010-2011)
 - Created open concept main floor
 - Renovated kitchen
 - Added custom built-in millwork in living room
 - Extended the second & third floors to be flush with front of house
 - Renovated second & third floor bathrooms
 - New hardwood floors throughout main floor
 - New broadloom throughout second, third & lower level
 - Replaced all electric light fixtures
 - All new windows
 - Replaced brick on front façade





ADDITIONAL INFO

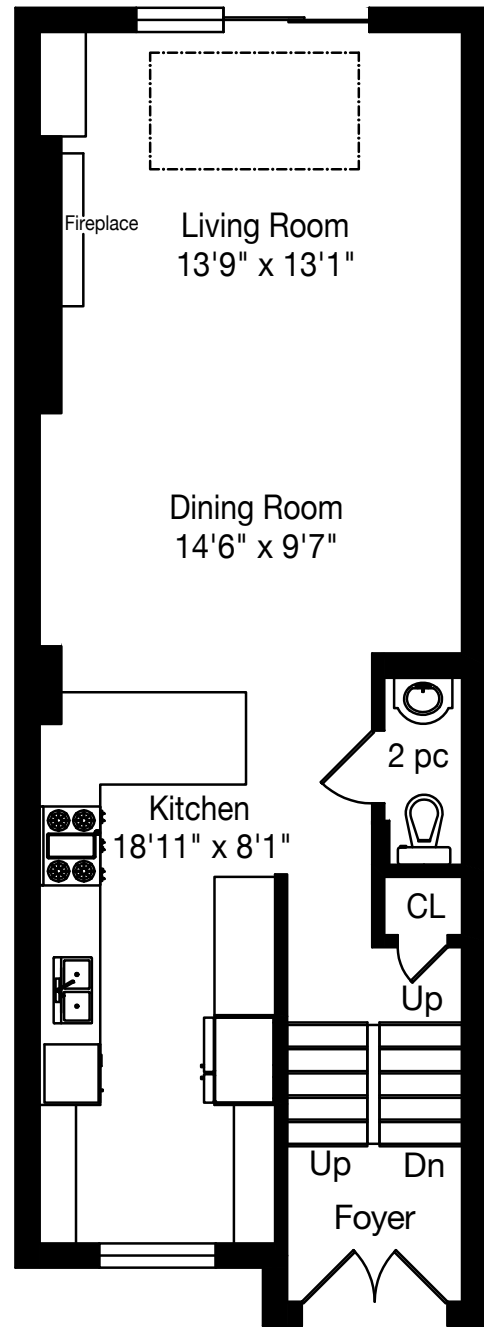
- Property Taxes:** \$9,468.62 (Annual in 2026)
- Lot Size:** 20 feet x 120 feet
- Parking:** Laneway with detached double car garage
- Possession:** 60 Days / TBD
- Heating:** Forced air gas furnace with central air conditioning
- Utility Costs:** *Electricity:* Approx. \$170/month (2025)
Gas: Approx. \$153/month (2025)
Water/Waste: Approx. \$113/month (2025)
- Inclusions:** Stainless Steel kitchen appliances - KitchenAid refrigerator/freezer, Wolf stove, Sirius exhaust hood, Miele dishwasher and Sharp built-in microwave. LG washer and dryer, all electric light fixtures, all built-in and attached shelving and cabinetry, all window coverings, all drapery tracks and rods, attached wall mount in living room (attached TV excluded - see below), built-in safe in basement, security system and all related equipment (monitoring extra), all parts of furnace, central vacuum and all related equipment, electric garage door opener and three remotes and City of Toronto garbage and recycling containers
- Exclusions:** Attached TV in living room
- Rental Equipment:** Hot water tank (approx. \$39/month) and central air conditioner (approx. \$94/month)

A Home Inspection Report dated April 14th, 2026, and Laneway Report are available for your convenience and information purposes only. Any reliance on these Reports and their contents is at the Buyer's own discretion.

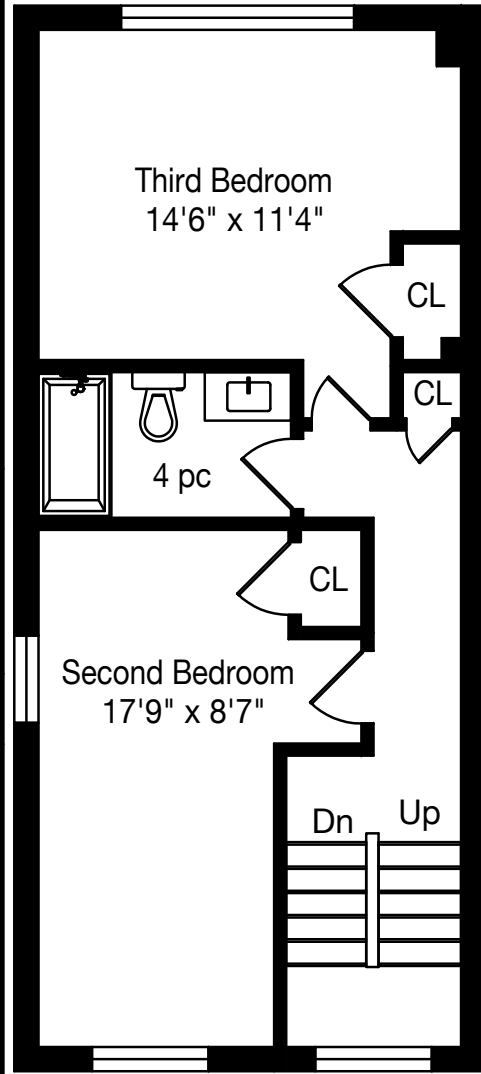
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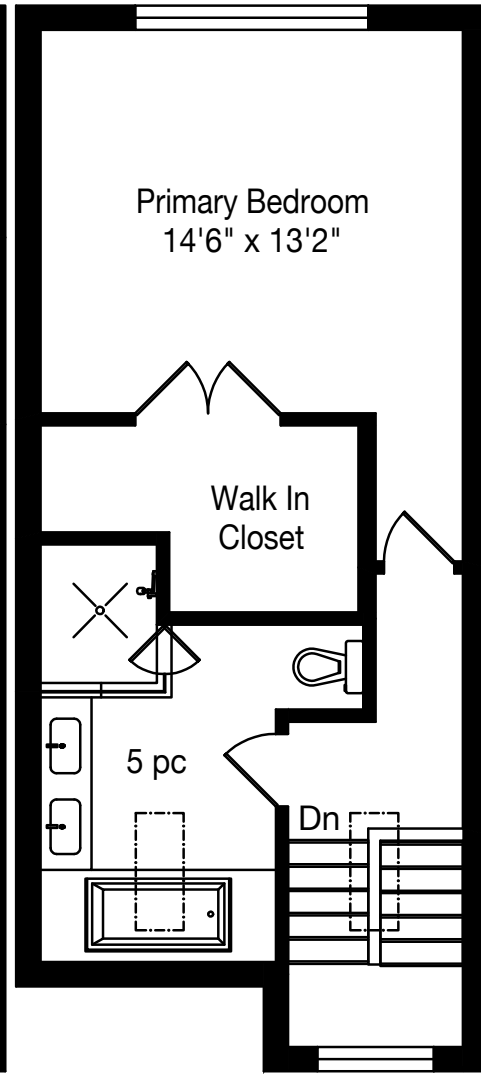
**1871 Square Feet
Above Grade**



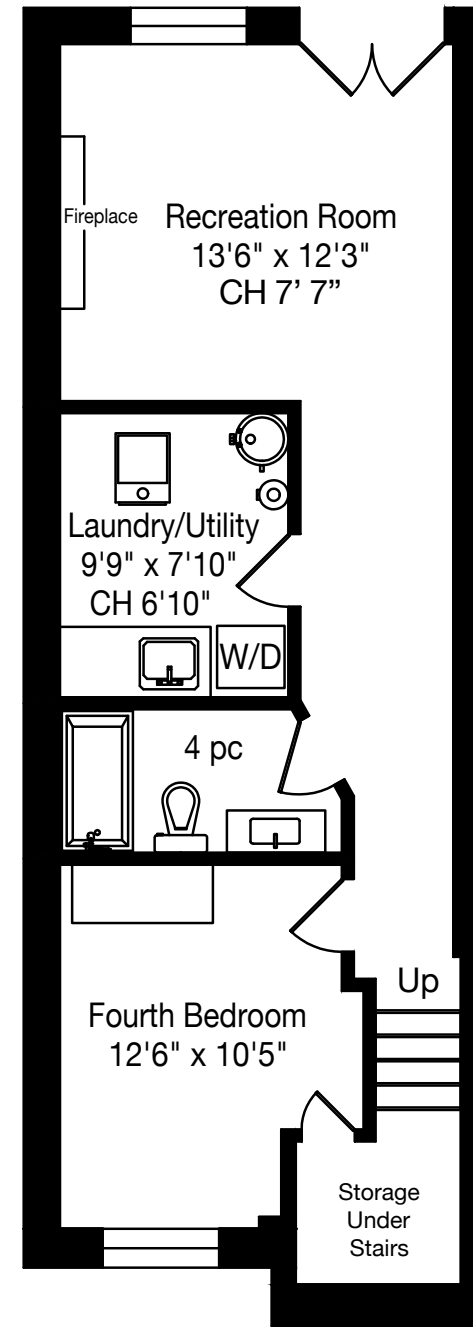
Main Floor
714 Square Feet



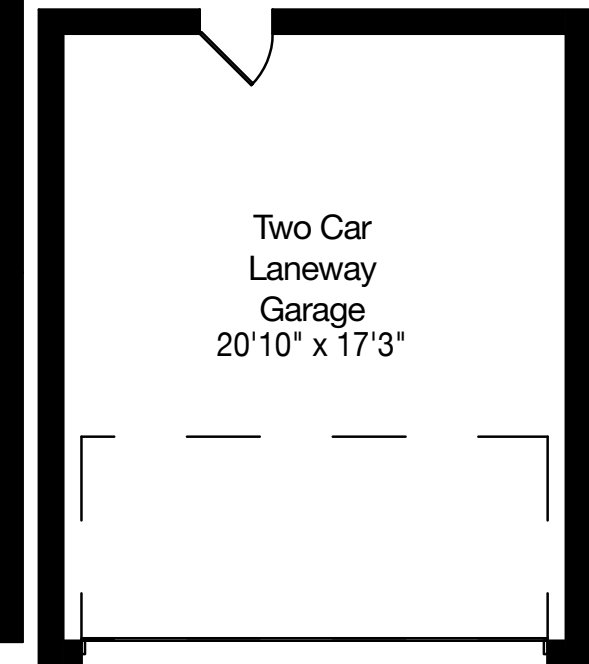
Second Floor
591 Square Feet



Third Floor
566 Square Feet

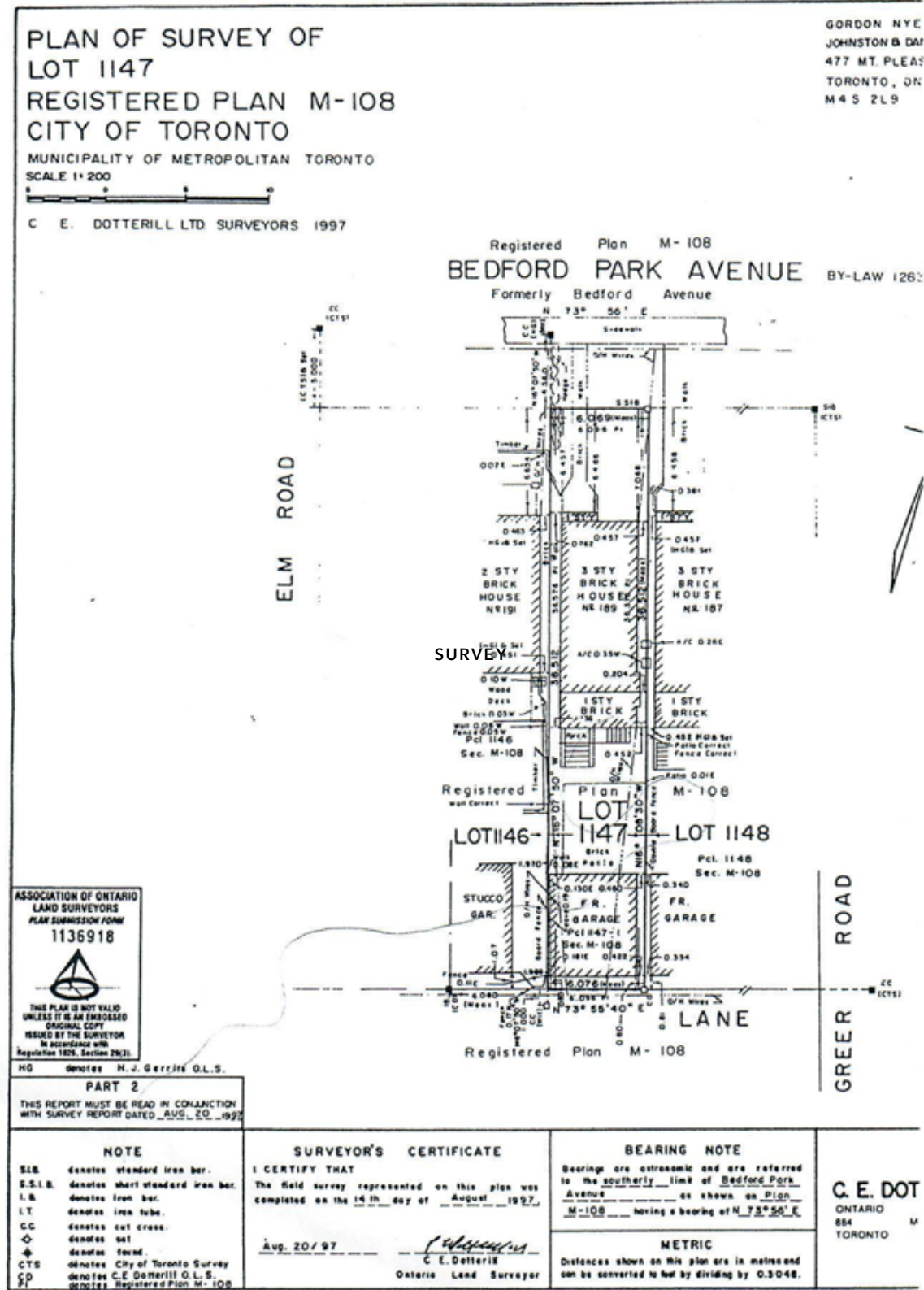


Lower Level
714 Square Feet



Garage
425 Square Feet







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



John Wanless Junior Public School

Designated Catchment School
Grades PK to 6
245 Fairlawn Ave

Lawrence Park Collegiate Institute

Designated Catchment School
Grades 9 to 12
125 Chatsworth Drive

Glenview Senior Public School

Designated Catchment School
Grades 7 to 8
401 Rosewell Ave

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Mathieu-da-Costa

Designated Catchment School
Grades PK to 6
116 Cornelius Pkwy

Other Local Schools

Bannockburn Public School

Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



Woburn Avenue Playground

75 Woburn Ave

Otter Creek Centre

140 Cheritan Ave

5 mins

Brookdale Park

410 Fairlawn Ave

7 mins

FACILITIES WITHIN A 20 MINUTE WALK

6 mins

3 Playgrounds
2 Rinks

1 Splash Pad
1 Trail

HOOD Q

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 9 minute walk away, and the nearest street transit stop is a 4 minute walk away.

Nearest Rail Transit Stop
Lawrence Station

9 mins

Nearest Street Level Transit Stop
Lawrence Ave West At Greer Rd

4 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 3km.

Sunnybrook Health Sciences Centre - Bayview Campus

2075 Bayview Ave

Fire Station

3135 Yonge St

Police Station

75 Eglinton Ave W

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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