



Presenting
552 Melrose Ave



Situated in the heart of Ledbury Park, this custom-built family home offers an exceptional opportunity on a rare 40 ft lot with a private drive leading to a garage. Built in 2000 and offering 2,414 sq ft above grade, plus a finished basement, this residence blends generous proportions with a highly functional layout designed for modern family living. The main floor features $\frac{3}{4}$ inch solid oak hardwood flooring, a convenient powder room, and a warm, inviting gas fireplace anchoring the principal living space. The Bellini kitchen is functional and ideal for family life and entertaining, while the flexible floor plan allows for seamless flow between formal and casual spaces. Walk out to a private backyard oasis with mature trees and an updated deck—perfect for summer gatherings.

Upstairs, three oversized bedrooms provide incredible space and comfort. The primary retreat is a standout, featuring a dramatic cathedral ceiling, a wall of closets, abundant south-facing natural light, and a well-appointed 4-piece ensuite. Two additional generously sized bedrooms offer double closets, with one enjoying semi-ensuite access to the 4-piece hallway bathroom. A convenient second-floor laundry room adds everyday ease.

The lower level expands the living space with an oversized recreation room, with nearly 8 ft ceilings, a rough-in for a future bathroom, and ample storage. Additional upgrades include crown moulding, builtin cabinetry on the main floor, pretty backyard awning over the deck, a $\frac{3}{4}$ -inch upgraded water line. A rare offering in this sought-after neighbourhood, combining lot size, parking, and move-in ready comfort—an exceptional value for Ledbury Park living. An incredible community with great schools, beautiful green spaces, parks, a public pool and playgrounds all just steps away.



Property Highlights & Upgrades

- Custom Built in 2000
- Property Tax 2025: \$12,563.09
- 40 Ft X 107 Ft Lot Size
- 2,414 Sq Ft of Above Grade (as per MPAC) + 897 Sq Ft Basement (As per Floor Plans)
- 3 Bedrooms, 2.5 Bathrooms + a Rough in for a Basement Bathroom
- 8'11" Ceiling on Main, 8' Ceiling on Second & 7'9" Ceiling in the Basement (Approx)
- Crown Moulding, Pot Lights, 7.5" Baseboards & 3/4" Solid Oak Hardwood Floors on the Main Floor
- Formal Dining Room with Juliette Balcony, Built-in Display Shelves & Wired Speakers
- Spacious Custom Bellini Kitchen with Built-in Appliances, Centre Island with Granite Countertops & an Insinkerator
- Spacious Open Concept Living & Family Rooms with Built-in Custom Shelving, a Gas Fireplace, Built-in Wall Speakers & a Walk-out to the Deck
- Primary Bedroom Features Cathedral Ceiling 11'8" Ft (Approx) 2 Double Closets & a 4 Piece Ensuite Bathroom
- 2 Generously Sized Secondary Bedrooms
- Second Floor Laundry Room with Sink & Cabinetry, Hallway Double Linen Closet & Semi-Ensuite 4 Pc Hallway Bathroom
- Basement Features Large Recreational Room with Above Grade Windows, Rough-in for a Bathroom, Plenty of Storage (Under the Stairs & a Double Closet)

- Direct Access to the Garage
- Backyard Features a Wood Deck, Grass Area with Shrubbery and Perennial Flowers
- Perennial Front Yard Includes Hydrangeas, Peonies & Shrubbery
- Built-in 1 Car Garage & Private Drive with Room for 3 Cars
- Garage Dimensions: 19'8" L x 14' W (Approx)

Smart Home & Security:

- Alarm System
- LiftMaster Garage Opener with Built-in Camera - Can Be Accessed via myQ App to Open, Close & Monitor the Garage

Upgrades & Mechanical Information:

- Hot Water Tank (2013)
- High Efficiency Furnace (2000)
- Central Air Conditioning Unit (2000)
- Thermal Vinyl Windows
- Asphalt Shingles Roof Approximately 10 Years Old and In Very Good Condition (Life Expectancy is 25 Years)
- 200 amp Electrical Service & Copper Electrical Wiring
- Copper Water Main
- Upgraded 3/4 inch Waterline for Better Pressure
- Hi-Efficiency Furnace Includes Humidifier
- Sump Pump

Public Catchment Area: Ledbury Park (JK - 8), John Polanyi Collegiate (9-12) & Catholic School Catchment Area: St Margaret (JK-8) Loretto Abby (9-12), Marshall McLuhan (9-12)
 Close Proximity to Some of Toronto's Top Private Schools Including: Havergal College, St Clement's School, Toronto French School, Crescent & Crestwood















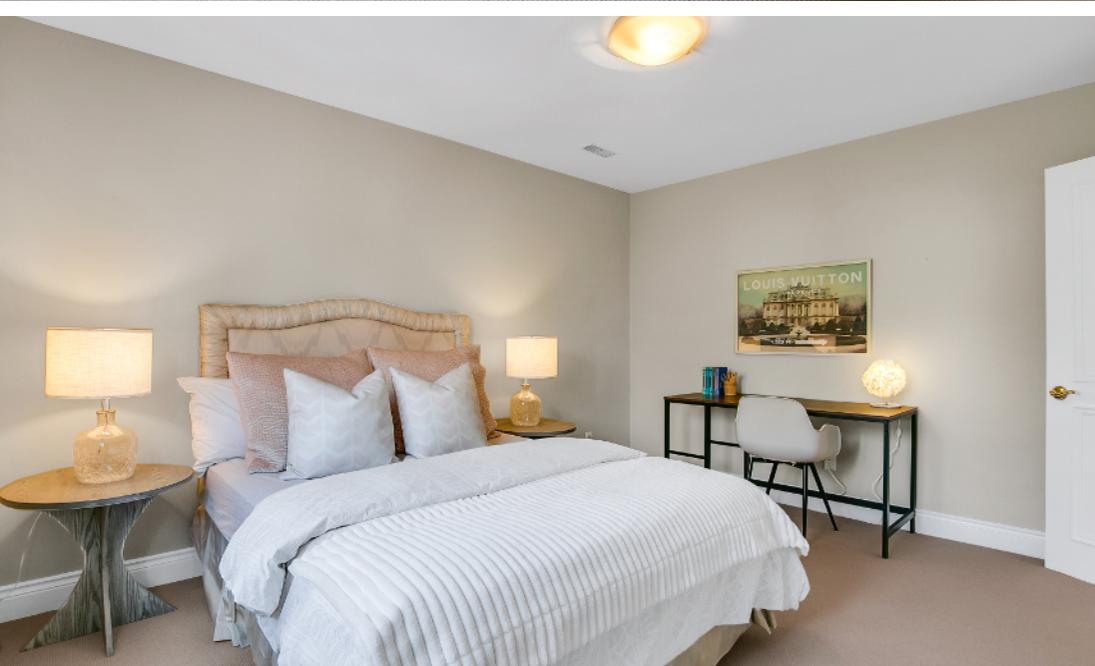


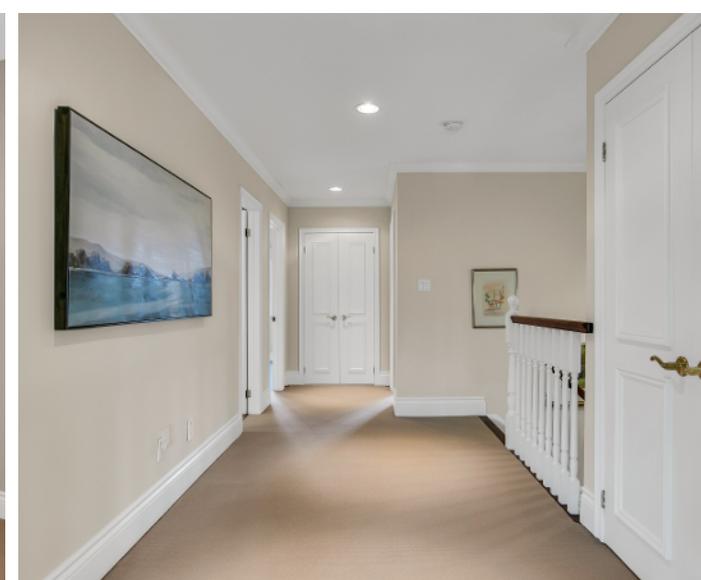
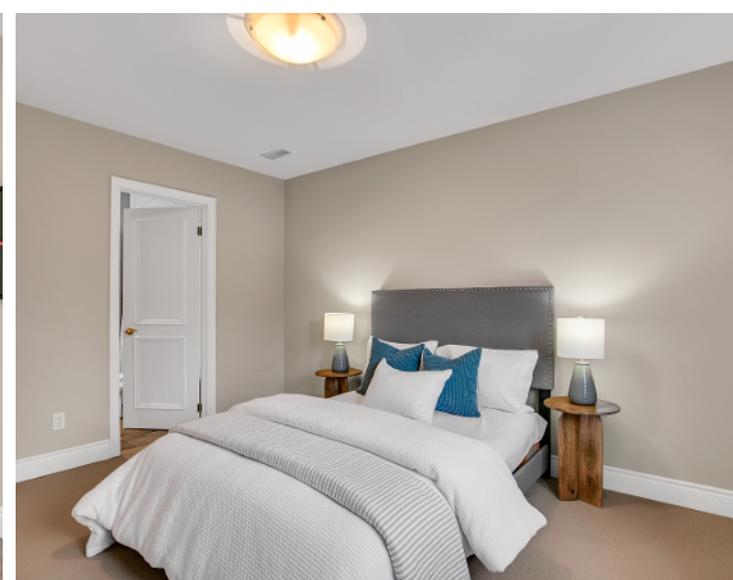


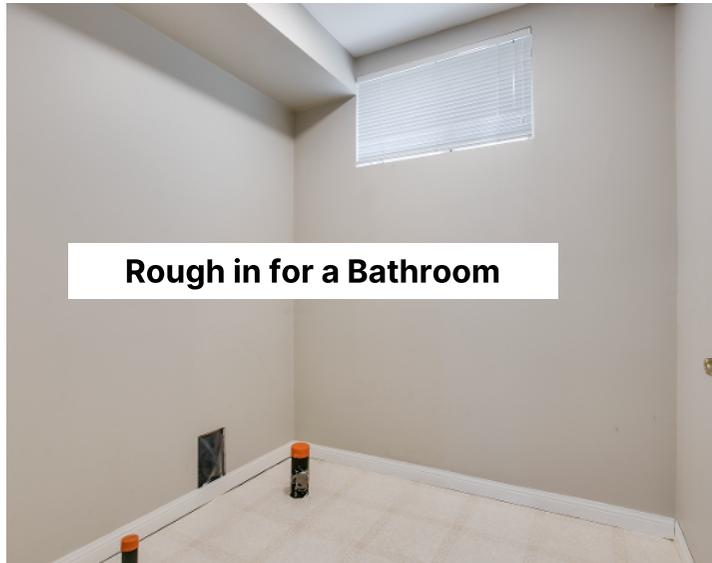












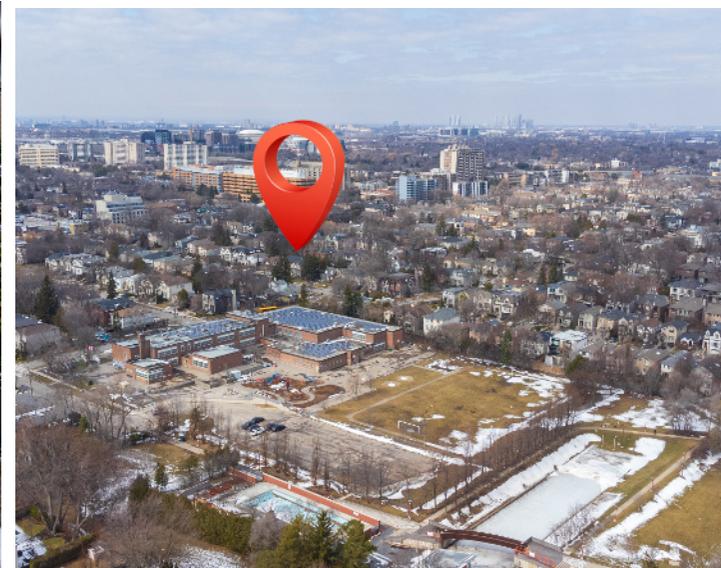
Rough in for a Bathroom



AI Illustration



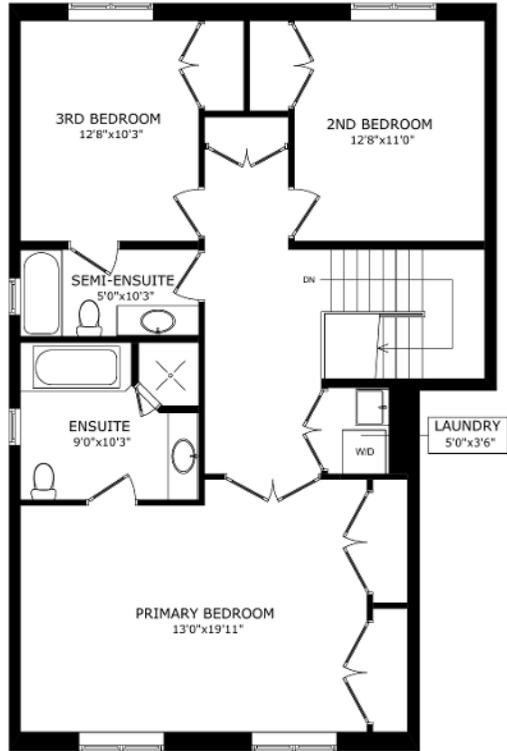
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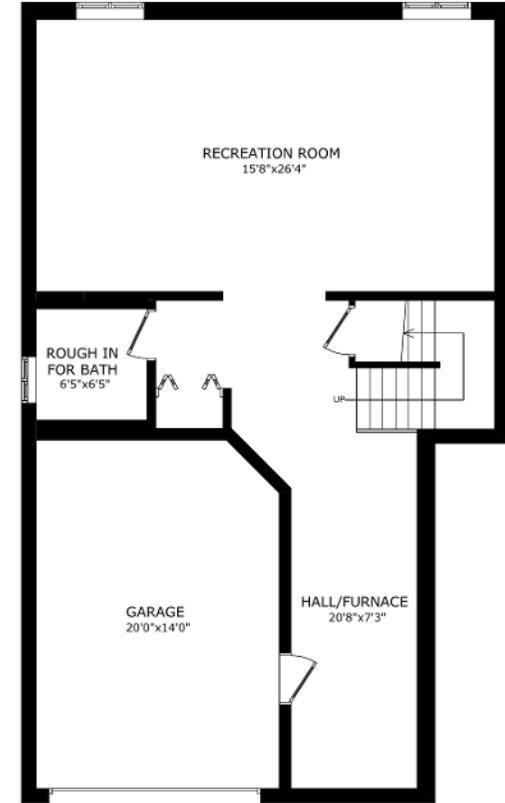
552 MELROSE AVE



MAIN FLOOR



SECOND FLOOR



BASEMENT



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