



FOR SALE

DUPLEX

MLS# W13844918

837 Gladstone Avenue, Toronto, ON M6H 3J7

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3J7

C\$ 1,569,000

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

ABOUT THIS PROPERTY

Welcome to 837 Gladstone Avenue - a rare opportunity in one of Toronto's fastest-growing neighbourhoods. Nestled on a quiet street in the heart of Wallace Emerson, this solid three-storey detached home sits on one of the area's deepest lots, offering exceptional flexibility for homeowners, investors, and developers alike. Move-in ready and income-producing, the property has been thoughtfully maintained with updated electrical and plumbing (2002), a new roof and air conditioning, a newer furnace (approx. 7 years old), and a brand-new paved driveway. Currently configured as a legal duplex with separate entrances, it features three spacious kitchens, three full bathrooms, generous principal rooms, a separate basement entrance, and rear parking for up to three vehicles. The oversized backyard unlocks exciting future potential. Similar to neighboring properties, there may be an opportunity to add a laneway or garden suite with three or more bedrooms (buyer to verify), or simply enjoy the expansive outdoor space as a private urban retreat. Location is a standout. Just steps to Wallace Emerson Community Centre, featuring a pool, gym, ice rink, bike park, and library. Walk to Dovercourt, schools, grocery stores, pharmacies, cafés, restaurants, and breweries. The nearby Galleria on the Park redevelopment is transforming the neighbourhood with new amenities, green space, and long-term value. Commuters will appreciate easy access to Dufferin Station and downtown Toronto. Live in one unit and rent the others, maximize income with a full rental configuration, or convert the property into a spacious single-family home. With projected rental income of up to \$10,000 per month and endless future possibilities, 837 Gladstone Avenue is a unique opportunity to invest in one of Toronto's most dynamic communities.

FEATURES

- ✓ Basement
- ✓ Garage

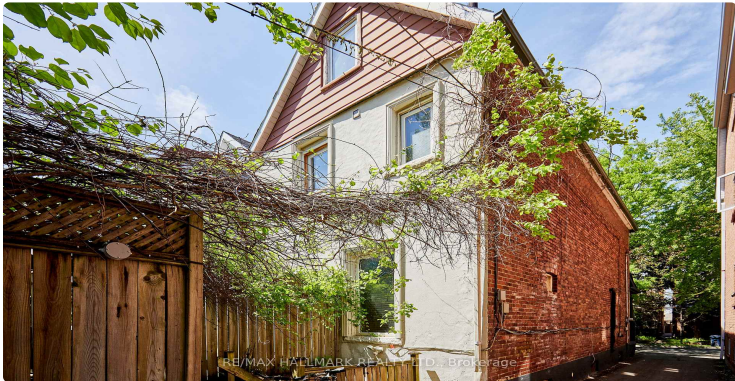
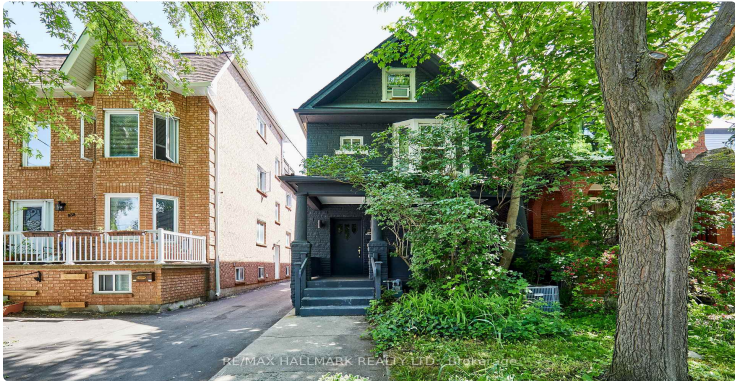
PROPERTY DETAILS

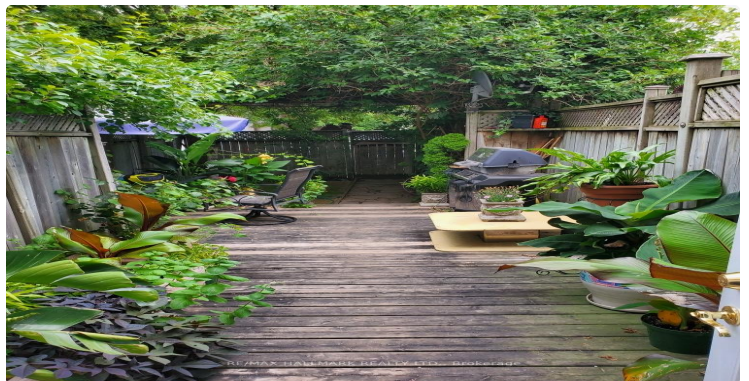
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,998
POSTAL CODE	M6H 3J7
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Ground	—	—
Living Room	Third	—	—
Bedroom 4	Third	—	—
Kitchen	Basement	—	—
Kitchen	Second	—	—
Bedroom 2	Second	—	—
Kitchen	Basement	—	—
Dining Room	Ground	—	—
Bedroom	Ground	—	—
Office	Basement	—	—
Bathroom	Second	—	—
Bathroom	Basement	—	—
Kitchen	Ground	—	—
Bedroom 3	Second	—	—

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.