

	<b>183 Gladstone Ave</b>	<b>List: \$899,000 For: Sale</b>
	<b>Toronto Ontario M6J 3L3</b>	
	Toronto C01 Little Portugal Toronto	
<b>SPIS:</b> No	<b>Taxes:</b> \$6,040.24/2025	<b>DOM: 0</b>
<b>Att/Row/Twnhouse</b>	<b>Front On:</b> E	<b>Rms:</b> 7 + 3
<b>Link:</b>	<b>Acres:</b>	<b>Bedrooms:</b> 3 + 1
2-Storey		<b>Washrooms:</b> 2
		1x4x2nd, 1x4xBsmt
<b>Lot:</b> 16.08 x 100.5 Feet <b>Irreg:</b>		
<b>Dir/Cross St:</b> Dundas and Dufferin		
<b>Directions:</b> Dundas and Dufferin		

**MLS#:** C12969648      **PIN#:** 212960294  
**Possession Remarks:** FLEXIBLE  
**Legal:** LT 6 PL 1051 TORONTO; S/T EXECUTION 92-008437, IF ENFORCEABLE; CITY OF TORONTO  
**Broker Open House:** Saturday, April 11 2026      2:00 PM - 4:00 PM      **Opn Hse Note:**  
 Saturday April 11th & Sunday April 12th: 2PM - 4PM

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>A/C:</b> Window Unit <b>Central Vac:</b> No <b>Apx Age:</b> 100+ <b>Year Built:</b> 1880 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b> No	<b>Exterior:</b> Alum Siding / Stone <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Porch Enclosed <b>Interior Feat:</b> Other <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.25	x 4.33	Parquet Floor		
2	Dining	Main	13.25	x 9.32	Hardwood Floor	Fireplace	Large Window
3	Living	Main	12.66	x 10.66	Broadloom	Window	
4	Kitchen	Main	12.99	x 10.66	Laminate	Window	
5	Mudroom	Main	5.35	x 10.99	Laminate	Window	W/O To Yard
6	Br	2nd	9.42	x 10.83	Laminate	Window	
7	Br	2nd	11.58	x 9.74	Parquet Floor	Closet	Window
8	Prim Bdrm	2nd	10.43	x 15.49	Parquet Floor	Closet	Window
9	Rec	Bsmt	13.32	x 14.83	Laminate	B/I Bar	
10	Office	Bsmt	9.42	x 7.58	Laminate	Window	
11	Kitchen	Bsmt	15.75	x 6.17	Laminate		
12	Mudroom	Bsmt	4.43	x 10.43	Tile Floor	W/O To Yard	

**Client Remks:** Prime Little Portugal Opportunity - Unlock the Potential! Welcome to this 2-storey freehold row home in the heart of one of Toronto's most vibrant and sought-after neighbourhoods. Whether you're an investor, renovator, or end-user with vision, this property offers incredible upside in an unbeatable location. The home features 3 spacious bedrooms and 2 full bathrooms above grade. The main floor living and dining areas have been reconfigured and are currently used as additional bedrooms, offering flexibility for multi-use living or rental potential. A large eat-in kitchen-ready for your personal touch-walks out to a covered sunporch and a fenced yard. Upstairs, you'll find three generous bedrooms and a 4-piece bath, providing ample space for families. The finished basement, complete with a separate entrance, offers fantastic income or in-law suite potential. It includes a bedroom, kitchen, living area, and a full bath, with good ceiling height for added comfort. A rare bonus: a detached garage with parking for two cars-an exceptional find in this area. Located steps to transit, shops, cafes, and all the amenities that make Little Portugal so desirable, this is a rare chance to transform a property on a fantastic street into something truly special. Being sold as is-bring your vision and make it your own!

**Inclusions:** 2 Fridges, 2 Stoves, Washer, All electric light fixtures, 1 Window A/C

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100