



34 Gloucester Grve
Toronto Ontario M6C 2A1
 Toronto C03 Humewood-Cedarvale Toronto
SPIS: No Taxes: \$4,151.16/2026 DOM: 0
List: \$699,900 For: Sale
 Detached **Front On: N Rms: 5 + 2**
Link: N Acre: Bedrooms: 2
 Bungalow **Washrooms: 1**
 1x4xMain
Lot: 22.5 x 100 Feet Irreg: Subject To City Easement
Dir/Cross St: Eglinton Avenue West/Bathurst
Directions: South of Eglinton/West Of Bathurst

MLS#: C13476686 PIN#: 104590205
Possession Remarks: 90-120 Days/TBA
Legal: Plan 2339 Pt Lot 21 To 24
Broker Open House: Thursday, June 25 2026 4:00 PM - 7:00 PM Opn Hse Note: Thurs 4-7pm, Sat 2-4pm

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 9.74	Open Concept	Laminate	Pot Lights
2	Dining	Main	12.4	x 7.84	Open Concept	Laminate	Picture Window
3	Kitchen	Main	10.01	x 8.6	Open Concept	Updated	Picture Window
4	Prim Bdrm	Main	10.76	x 9.12	Laminate	Double Closet	O/Looks Backyard
5	2nd Br	Main	10.01	x 9.09	Laminate	Closet	O/Looks Backyard
6	Media/Ent	Lower	18.64	x 9.02	Gas Fireplace	Open Concept	Above Grade Window
7	Office	Lower	9.35	x 4.1	Open Concept	Broadloom	Above Grade Window
8	Utility	Lower	18.64	x 18.08	Combined W/Laundry	Unfinished	Above Grade Window

Client Remks: Why Pay Condo Fees When You Can Own A Detached Home In Cedarvale? For First-Time Buyers, Condo Owners Looking To Move Up, Or Renters Ready To Invest In Their Future, This Detached Cedarvale Home Offers A Rare Opportunity To Own A Freehold Property In One Of Toronto's Most Desirable Neighbourhoods. Situated On A Corner Lot, This Updated 2-Bedroom Home Delivers The Space, Privacy, And Independence That Condo Living Simply Can't Match. Enjoy The Convenience Of A Private 2-Car Driveway, No Shared Walls, No Elevators, And No Monthly Condo Fees. The Bright, Open-Concept Main Floor Is Designed For Modern Living, Featuring Abundant Natural Light, Pot Lights, And A Functional Layout That Maximizes Every Square Foot. Whether You Are Entertaining Friends, Working From Home, Or Simply Relaxing, The Space Feels Comfortable, Stylish, And Is Move-In Ready. Two Well-Proportioned Bedrooms Offer Flexibility For A Growing Family, Home Office, Or Guest Room. The Primary Bedroom Features New Laminate Flooring, A Double Closet, And A Large Picture Window Overlooking The Backyard. The Partially Finished Lower Level Adds Valuable Bonus Space With A Separate Side Entrance And Inviting Gas Fireplace, It Is Just Perfect For A Media Room, Home Gym, Home Office, Or Even Future Expansion To Suit Your Needs. Step Outside And Discover Why Cedarvale Is One Of Toronto's Most Sought-After Communities. You Are Just Steps To Parks, Walking Trails, Tennis Courts, Skating, Cafes, And Everyday Amenities Along Eglinton Avenue West. Commuting Is Effortless With Easy Access To The Eglinton West Subway, The New LRT, Allen Road, And Highways 401 & 400. This Is Your Chance To Skip The Condo Lifestyle And Enjoy The Freedom Of Detached Home Ownership In A Vibrant, Established Neighbourhood At A Truly Accessible Price Point. Public Open House Thurs June 25th 4-7 PM & Sat June 27th 2-5 PM.

Inclusions: Combi Boiler/Hot Water Tank, Gas Fireplace, Refrigerator, Stove, Hood Vent, Front Loading Washer, Front Loading Dryer, All Electric Light Fixtures, All Window Blinds, Broadloom Where Laid.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888