

130 GAMBLE AVENUE

EAST YORK







WELCOME TO 130 GAMBLE AVENUE.

Tree-lined Gamble Avenue is the perfect setting for this meticulously maintained and thoughtfully updated detached bungalow in the heart of Pape Village. Set on a rare 150-foot deep lot, 130 Gamble Avenue is a turn-key home that blends charm and functionality across two beautifully finished levels.

The main floor features a light-filled living and dining area, two generously sized bedrooms, and a charming covered front porch overlooking the garden. Outback you'll find plenty of space and privacy to relax and entertain, where an outdoor electric cedar sauna, custom shed, and private parking complete the picture.

Downstairs, the renovated lower level offers flexibility to suit your lifestyle—with a large recreation space that can serve as a third bedroom, a stylish three-piece bathroom, and a separate office area ideal for remote work or creative projects.

Recent updates include a new dual oven (2023), built-in Murphy bed, bathroom renovation (2021), roof replacement with warranty (2018), Lennox A/C system (2021), and much more. Every improvement has been carefully considered, adding comfort, efficiency, and longevity to this picture-perfect property.

Located steps from the Don Valley trails, a short stroll to the best local bakeries, and around the corner from the future Ontario Line, this is a rare opportunity to own a turnkey home in one of Toronto's most sought-after east end neighbourhoods.













PROPERTY HIGHLIGHTS

- Charming and move-in ready bungalow in coveted Pape Village
- Set on an exceptionally deep 150 ft lot with landscaped front and rear gardens
- 2 spacious bedrooms on the main level + versatile recreation room or 3rd bedroom in the basement
- Fully renovated 3-piece bathroom on the lower level
- Bright, open-concept main floor with inviting living and dining areas
- Covered front porch overlooking mature greenery
- Private backyard retreat with cedar sauna and custom shed
- Rear parking with room for one car
- Ideal for couples, small families, down-sizers, or those seeking a work-from-home setup

RECENT UPGRADES & IMPROVEMENTS

- Outdoor electric cedar sauna (2024)
- Full basement bathroom renovation (2021)
- Custom outdoor shed (2024)
- New basement laminate flooring (2023)
- Lennox A/C system with warranty until 2031 (2021)
- Custom Murphy bed (2023)
- Dual electric oven (2023)
- Reinsulated attic (2018) and crawlspace improvements (2021)
- Roof replacement with 10-year warranty (2018)
- Stack repair and plumbing upgrades (2022)
- Drainage redirection and roof improvements (2023)

LOCATION

Pape Village, Old East York

Enjoy the best of urban living in a quiet, friendly neighbourhood known for its community spirit, tree-lined streets, and unbeatable proximity to nature and transit.

- Steps to shops, cafés, and bakeries on Pape and the Danforth
- Don Valley trails and parks nearby
- Around the corner from the upcoming Ontario Line
- Quick access to downtown and the DVP

INCLUSIONS

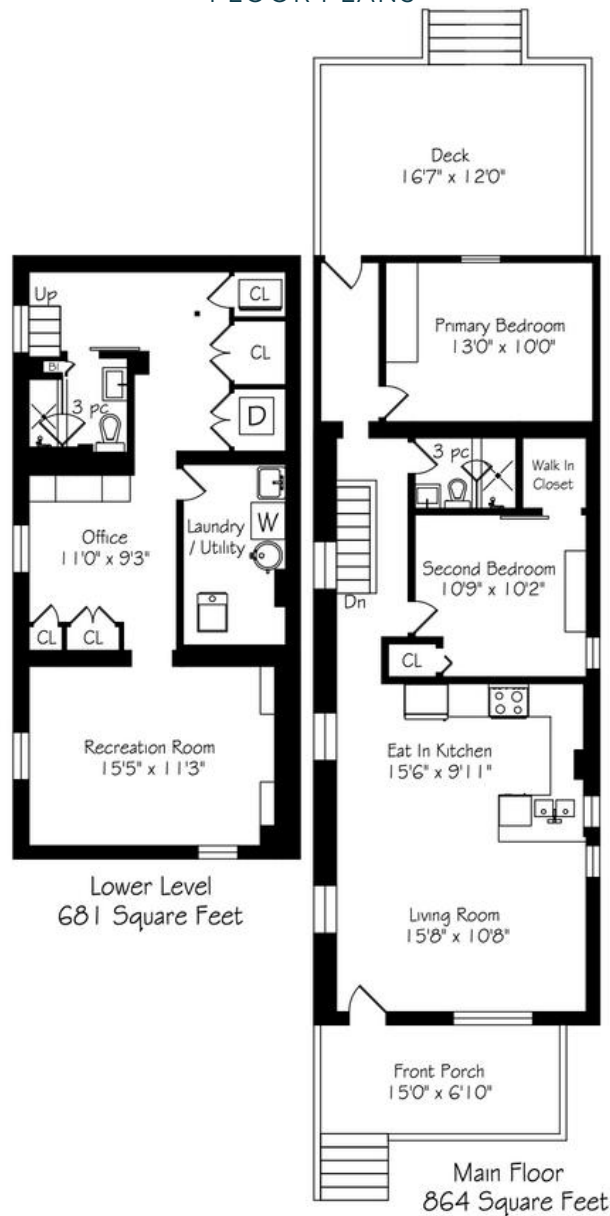
- Electric dual oven, range hood, refrigerator, dishwasher, washer, dryer, built-in Murphy bed, built-in closets, custom desk and shelving in basement, outdoor cedar sauna, custom shed, existing light fixtures, window coverings, all bathroom mirrors.

EXCLUSIONS

- None

130 GAMBLE AVENUE

FLOOR PLANS



ADDRESS

- 130 Gamble Avenue

PRICE

- \$1,045,000

BEDROOMS

- 2 + 1

BATHROOMS

- 2

LOT SIZE

- 22.95 X 150 Feet

TYPE

- Detached Bungalow

PARKING

- Private Rear Parking

CLOSING

- Flexible



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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