



48 Galley Ave
Toronto Ontario M6R 1G8
Toronto W01 Roncesvalles Toronto
SPIS: No **Taxes:** \$9,000.56/2026
List: \$1,789,000 For: Sale
Last Status: NEW
DOM: 0
Semi-Detached **Front On:** N **Rms:** 8 + 3
Link: **Acre:** **Bedrooms:** 4 + 1
2 1/2 Storey **Washrooms:** 3
1x2xMain, 1x4x2nd, 1x4xBsmt
Lot: 17.58 x 133.33 Feet **Irreg:**
Dir/Cross St: Sorauren and Galley
Directions: Sorauren and Galley

MLS#: W13785126 **PIN#:** 213360226
Possession Remarks: 45/60 days/tba
Legal: PT LT 20 PL 287 TORONTO AS IN CA499149; S/T & T/W CA499149; CITY OF TORONTO
Broker Open House: Thursday, September 17 2026 5:00 PM - 7:00 PM **Opn Hse Note:**
SATURDAY AND SUNDAY 2PM - 4PM
Public Open House: Thursday, September 17 2026 5:00 PM - 7:00 PM
Saturday, September 19 2026 2:00 PM - 4:00 PM
Sunday, September 20 2026 2:00 PM - 4:00 PM

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: No Laundry Lev: Upper Phys Hdcap-Eqp: No	Exterior: Brick Garage: Yes Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Porch, Patio, Landscaped Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: None
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 3.9	Hardwood Floor		
2	Kitchen	Main	18.18	x 11.58	Hardwood Floor	Quartz Counter	Bay Window
3	Dining	Main	13.85	x 11.52	Hardwood Floor	Bay Window	
4	Living	Main	14.76	x 10.66	Hardwood Floor	Fireplace	Window
5	Den	Main	9.58	x 8.5	Hardwood Floor	W/O To Yard	
6	Prim Bdrm	2nd	15.09	x 13.09	Hardwood Floor	Bay Window	Fireplace
7	Br	2nd	10.83	x 9.09	Hardwood Floor	Window	Double Closet
8	Br	2nd	9.15	x 9.32	Hardwood Floor	Large Closet	Window
9	Br	3rd	15.09	x 11.52	Hardwood Floor	Window	Closet
10	Kitchen	Bsmt	14.01	x 10.99	Laminate	Quartz Counter	Backsplash
11	Living	Bsmt	12.17	x 11.84	Laminate		
12	Br	Bsmt	11.84	x 10.6	Laminate	Window	

Client Remks: Beautifully renovated 2.5-storey Edwardian semi in the heart of Roncesvalles, offering 4+1 bedrooms, 3 bathrooms and a unique, thoughtfully designed layout. Renovated from top to bottom, this home is truly move-in ready. The main floor features hardwood floors, a powder room and a stunning kitchen uniquely positioned at the front of the home overlooking Galley, with beautiful stained-glass windows, quartz counters and a large centre island. The dining room adjoins the living/family room, creating a warm and connected space ideal for both everyday living and entertaining. Recent updates include new kitchen sink fixtures and filtered water tap (2026), GE fridge (2024) and Bosch dishwasher with filtered water hookup (2023). At the rear of the home is a warm and inviting family room with a high-quality cast iron wood-burning stove set on a fire-rated tile base. An adjoining den provides even more living space and walks out to the private, fully fenced backyard with mature trees, a stone walkway and access to the detached garage with parking for one car. The second floor offers flexible living space, including a spacious front room that can be used as a bedroom or family room and features a gas fireplace with a cast iron hearth and flue lining. The beautifully renovated semi-ensuite feels like a spa with heated floors, an extra-deep soaking tub and steam

shower. With four bedrooms upstairs plus an additional bedroom in the finished lower level, there is plenty of space for family, guests or a home office. The finished lower level also features a self-contained rental unit with a separate entrance, full kitchen, 4-piece bathroom and private laundry, offering excellent flexibility for rental income, extended family or guests. A beautifully renovated home filled with character, warmth and thoughtful updates, all just steps to parks, schools, transit and everything Roncesvalles has to offer.

Inclusions: Existing GE Fridge, stove, Bosch dishwasher, Fridge in basement, stove in basement, 2 washers, 2 dryers, All electric light fixtures, Gas furnace, Central Air Conditioning,

Exclusions: None

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