



FOR SALE

DETACHED

MLS# W13500072

15 Burlington Street, Toronto, ON M8V 2L1

Mimico, Toronto · M8V 2L1

C\$ 1,049,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Set on a 25 x 125 ft lot on a quiet, tree-lined street in Mimico, this extensively updated 3-bedroom, 2-bathroom home offers approximately 1,500 sq ft of thoughtfully designed living space just moments from the lake. The open-concept main floor is filled with natural light and anchored by a custom fireplace feature wall, flowing into a fully remodelled kitchen with quartz countertops, custom cabinetry, and brand-new stainless steel appliances. Extensive updates include renovated bathrooms, flooring, windows, furnace, air conditioning, ESA-certified electrical, front and rear decks, and cosmetic improvements throughout the interior and exterior, allowing the next owner to move in without taking on major projects. Upstairs, three well-proportioned bedrooms provide flexibility for a growing household, guests, or a dedicated home office. Outside, the deep backyard extends the living space with a spacious deck and plenty of room to entertain, garden, or simply enjoy having outdoor space that's increasingly difficult to find. Front pad parking is already in place, with the potential for additional off-street parking at the rear if a new fence were installed along the property line. Just steps from the waterfront and close to local restaurants, the beach, Mimico GO Station, and the QEW, this home offers the rare combination of turnkey condition, meaningful outdoor space, and an established lakeside neighbourhood-without the road noise of nearby Lake Shore Boulevard.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,442
POSTAL CODE	M8V 2L1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Hardwood Floor, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Large Window
Kitchen	Main	—	Corian Counter, Renovated, Stainless Steel Appl
Primary Bedroom	Second	—	Hardwood Floor, Large Window
Bedroom 2	Second	—	Hardwood Floor, Large Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Large Window, Closet
Recreation	Lower	—	Pot Lights, Laminate, 2 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

BSPOKE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.