



FOR SALE

CONDO APARTMENT

MLS# W13541144

185 Legion Road N 1812, Toronto, ON M8Y 0A1

Mimico, Toronto · M8Y 0A1

C\$ 499,000

2	2	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Bright And Spacious 2-Bedroom, 2-Bathroom Suite In Mimico's Sought-After Humber Bay Shores Waterfront Community! This Inviting South-Facing Residence Offers A Functional OpenConcept Layout With Floor-To-Ceiling Windows That Fill The Home With Natural Light, Creating A Warm And Welcoming Living Space. The Well-Appointed Kitchen Features Stainless Steel Appliances, Ample Cabinetry, And Generous Counter Space Overlooking The Spacious Living And Dining Areas-Perfect For Everyday Living And Entertaining. The Desirable Split-Bedroom Layout Provides Added Privacy, With The Primary Bedroom Offering A Full-Width Closet With Custom Organizers And A 5-Piece Ensuite. The Second Bedroom Also Features Closet Organizers, Maximizing Storage And Functionality. Enjoy The Convenience Of In-Suite Laundry And Unwind On Your Private South-Facing Balcony With Glimpses Of Lake Ontario. Maintenance Fees Include Hydro, Gas, And Water, Providing Exceptional Value And Worry-Free Living. Residents Enjoy An Impressive Collection Of Amenities, Including 24-Hour Concierge, A Fully Equipped Fitness Centre, Outdoor Pool, His-And-Her Saunas, Squash Court, Billiards Room, Card Room, Games Room, Theatre, Library, Party Room, Private Dining Room, And Visitor Parking. Ideally Located Just Steps From Waterfront Parks, Scenic Walking And Cycling Trails, Cafés, Restaurants, Grocery Stores, And Everyday Conveniences. Minutes To Mimico GO Station, TTC, The Gardiner Expressway, Downtown Toronto, Costco, And Sherway Gardens. Whether You're A First-Time Buyer, Downsizer, Or Investor, This Well-Maintained Home Offers An Exceptional Opportunity To Enjoy The Best Of Waterfront Living In One Of Toronto's Most Desirable Communities.

FEATURES

- ✓ Garage
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,340
POSTAL CODE	M8Y 0A1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

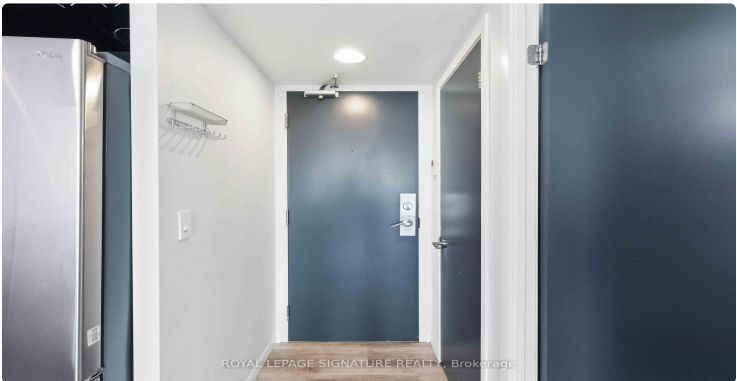
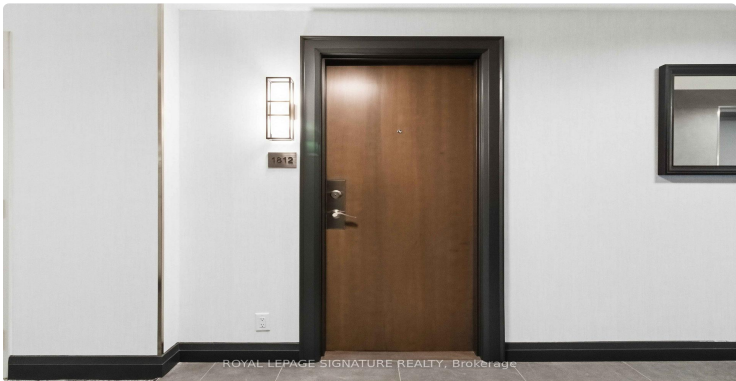
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Window Floor to Ceiling, Open Concept
Dining Room	Flat	—	Laminate, Open Concept

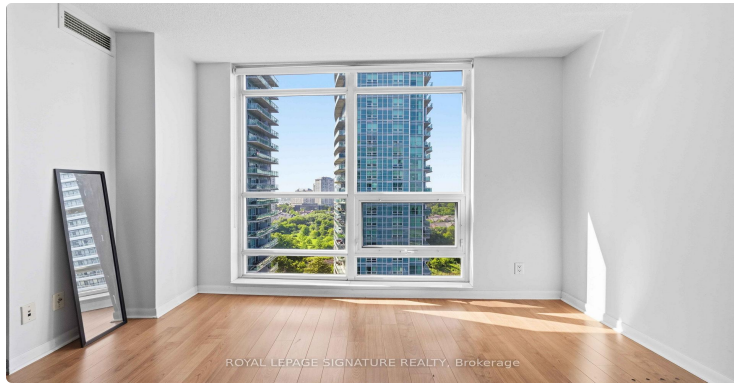
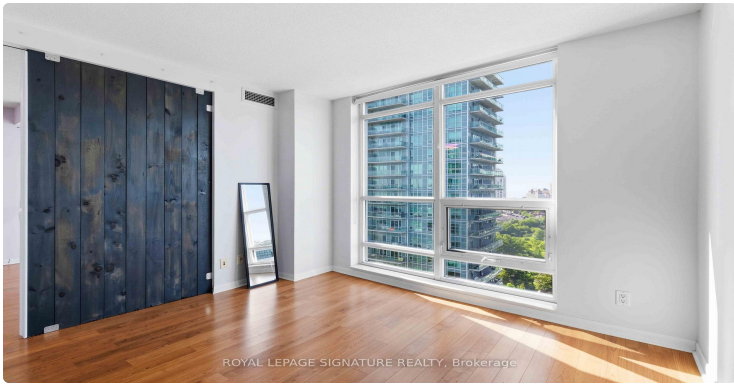
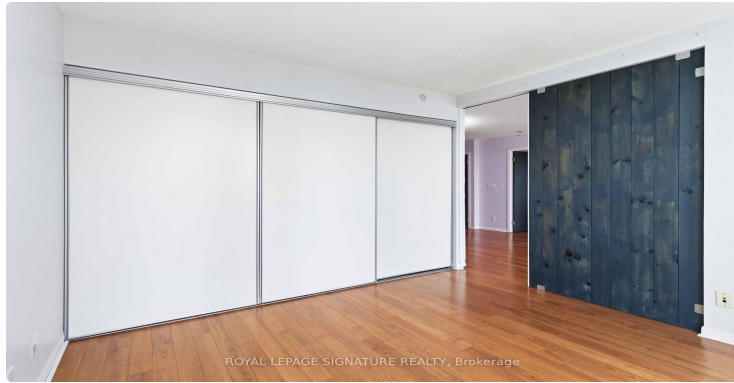
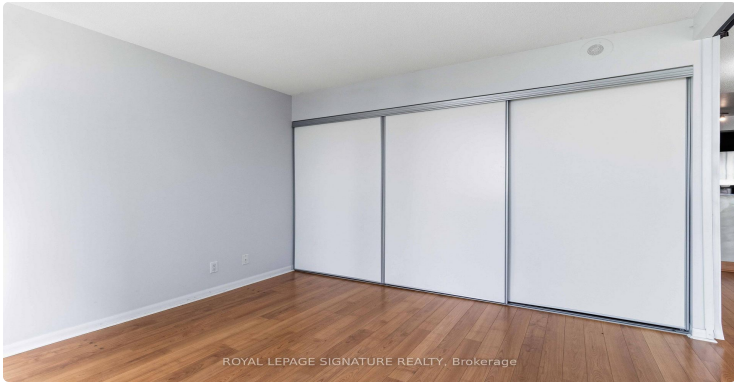
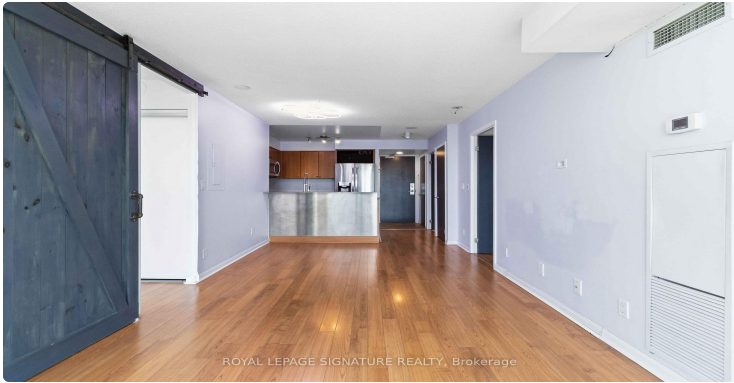
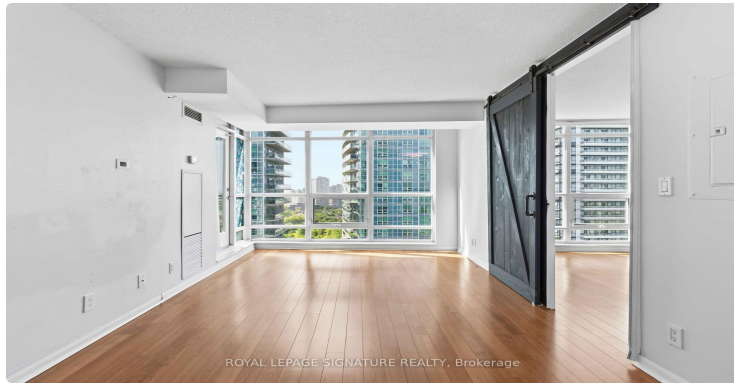
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ROYAL LEPAGE SIGNATURE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Laminate, Breakfast Bar, Stainless Steel Appl
Primary Bedroom	Flat	—	Laminate, 5 Pc Ensuite, Closet Organizers
Bedroom 2	Flat	—	Laminate, Window Floor to Ceiling, Closet Organizers

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.