



FOR SALE

CONDO APARTMENT

MLS# W13636786

2269 Lake Shore Boulevard W 511, Toronto, ON M8V 3X6

Mimico, Toronto · M8V 3X6

C\$ 799,000

2	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome To This Bright And Airy Corner Suite Offering Sweeping Views Of The Lake And Marina! Floor-To-Ceiling Windows Wrap The Residence In Natural Light While Highlighting The Beautiful Waterfront Setting. The Functional Split Two-Bedroom Floor Plan Provides Added Privacy And An Excellent Layout To Work With. Offering Tremendous Potential For A Buyer Looking To Renovate And Create A Home Tailored To Their Own Style And Vision, This Suite Presents A Rare Opportunity To Transform A Well-Located Waterfront Residence Into Something Truly Special. Parking Included. Situated In The Prestigious Marina Del Rey Community, Residents Benefit From All-Inclusive Maintenance Fees And Access To The Malibu Club's Outstanding Amenities, Including An Indoor Pool, Whirlpool, Sauna, Squash Courts, Tennis Courts, Billiards Room, Party Room, Rooftop Terrace, And More. Enjoy A Coveted Waterfront Lifestyle Just Steps From Scenic Trails, Parks, Shops, Transit, Groceries, And Everyday Conveniences. Ideally Located Near Downtown, The Airport, And Nature, This Is An Outstanding Opportunity To Renovate And Make Your Mark In One Of The Lakefront's Most Desirable Communities. Resort-Style Living Awaits With 5-Star Amenities: Free Aqua Aerobics and Fitness Classes, A Tennis House League For All Levels, And Access To 11 Acres Of Beautifully Maintained Grounds. Nestled Beside A Yacht Club, Sailing School, And Expansive Parkland, Marina Del Rey Is A City Within A City. Your Urban Paradise Awaits!

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,583
POSTAL CODE	M8V 3X6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Closet
Bedroom	Main	—	5 Pc Ensuite, Double Closet, Large Window
Bedroom 2	Main	—	SW View, Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	SW View, Window
Kitchen	Main	—	Combined w/Dining
Dining Room	Main	—	Open Concept, SW View, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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.