



FOR SALE

CONDO APARTMENT

MLS# W13716796

# 10 Eva Road 2304, Toronto, ON M9C 0B3

Etobicoke West Mall, Toronto · M9C 0B3

C\$ 675,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 1,100 | 1       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Never-Lived in corner suite at Evermore by Tridel offering 1,004 sq ft of bright, functional living space with northwest exposure and floor-to-ceiling windows throughout. This spacious 2 bedroom, 2 bathroom layout features an open concept living and dining area and a modern kitchen with stainless steel appliances, plus a large centre island with seating and additional cabinetry for extra storage. The split-bedroom layout places the bedrooms on opposite sides of the suite. The primary bedroom includes a walk-in closet and ensuite bathroom, while the second bedroom also has a walk-in closet. Step outside to the balcony and take in wide northwest views. Built by Tridel and completed in 2023, this move-in ready suite has never been occupied and offers the opportunity to purchase directly from the builder without the wait and hassle of construction. Conveniently located close to Hwy 427, QEW/Gardiner, Transit, shopping, parks and everyday amenities. One Parking Space Included. Locker Available for purchase separately from the Builder. List price is net of the applicable HST rebate for purchasers who qualify.

### FEATURES

- ✓ Garage
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ New Build

### PROPERTY DETAILS

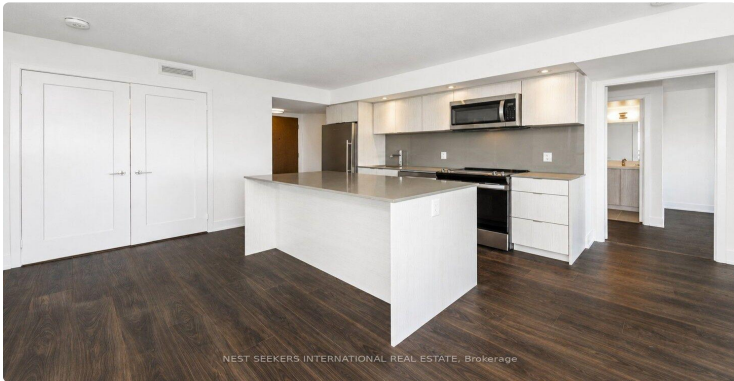
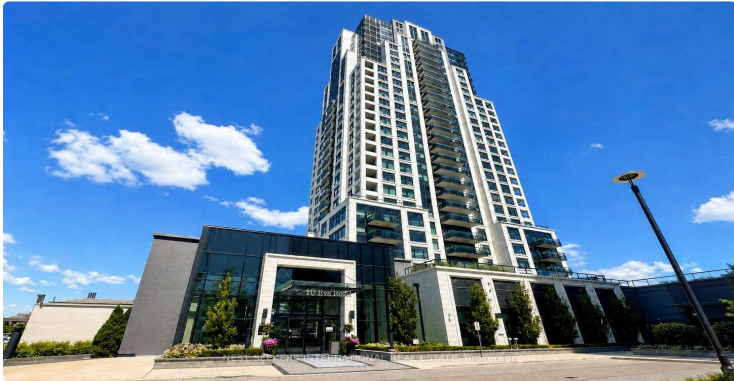
|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Condo Apartment     |
| LISTING STATUS | For Sale            |
| STYLE          | Apartment           |
| PROPERTY TYPE  | Condo Apartment     |
| AGE            | 0-5 years           |
| AREA RANGE     | 1000-1199 sqft      |
| PARKING        | 1 spaces            |
| ANNUAL TAX     | \$3,336             |
| POSTAL CODE    | M9C 0B3             |
| NEIGHBOURHOOD  | Etobicoke West Mall |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Primary Bedroom | Flat  | —          | Walk-In Closet(s), Large Window, Ensuite Bath   |
| Bedroom 2       | Flat  | —          | Walk-In Closet(s), Large Window, Laminate       |
| Living Room     | Flat  | —          | Combined w/Dining, Laminate, Large Window       |
| Dining Room     | Flat  | —          | Combined w/Living, W/O To Balcony, Large Window |

| ROOM    | LEVEL | DIMENSIONS | FEATURES                                      |
|---------|-------|------------|-----------------------------------------------|
| Kitchen | Flat  | —          | Stainless Steel Appl, Centre Island, Laminate |

GALLERY





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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.