



FOR SALE

CONDO APARTMENT

MLS# W13740284

38 Annie Craig Drive 3906, Toronto, ON M8V 0G9

Mimico, Toronto · M8V 0G9

C\$ 535,000

1	1	550	1	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to waterfront living at its finest in Toronto's sought-after Humber Bay Shores community. This beautifully appointed residence at the gorgeous Water's Edge offers a sophisticated blend of contemporary style, comfort and an exceptional lakeside lifestyle. Bright and inviting, the thoughtfully designed open-concept layout creates an effortless flow between the kitchen, dining and living areas, while expansive windows fill the suite with natural light and showcase beautiful views toward Lake Ontario. Step outside onto the impressive oversized balcony, an extension of the living space and the perfect setting for morning coffee, evening cocktails, or simply unwinding while taking in the lake views and spectacular sunsets. The spacious bedroom provides a peaceful retreat, complemented by a modern 4-piece bathroom and convenient ensuite laundry. Beyond the suite, one of Toronto's most desirable waterfront communities awaits. Enjoy scenic walks, runs and bike rides along the waterfront trail system, explore Humber Bay Shores Park, Humber Bay Park East and West, the Humber Bay Butterfly Habitat and the iconic Humber Bay Arch Bridge, or spend an afternoon discovering the neighbourhood's growing collection of cafés, restaurants and local amenities. Offering the rare combination of waterfront tranquility and urban convenience, the location provides easy access to TTC, the Gardiner Expressway, downtown Toronto and the surrounding west-end communities. A beautiful home, an exceptional balcony and a front-row seat to Lake Ontario sunsets, this is more than condo living. It's the Humber Bay Shores lifestyle.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Clear View
- ✓ Lake Access
- ✓ Lake/Pond
- ✓ Marina
- ✓ Park
- ✓ New Build

PROPERTY DETAILS

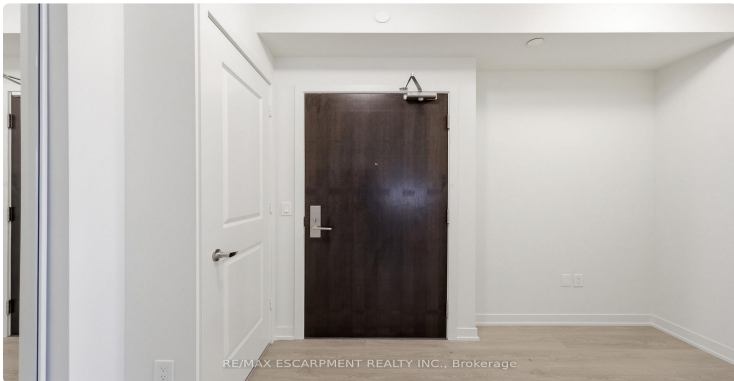
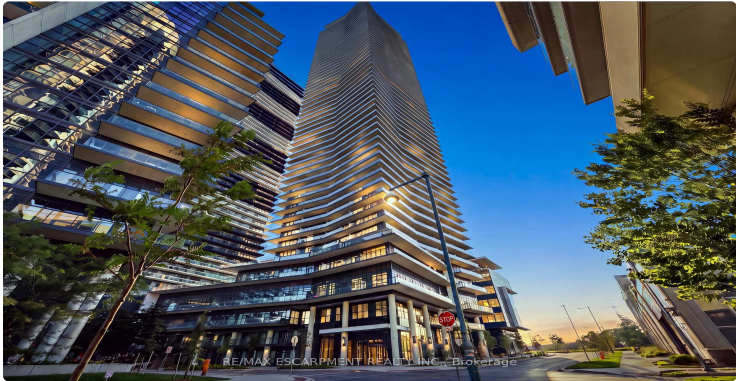
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	1 Storey/Apt
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	500-599 sqft
PARKING	1 spaces
ANNUAL TAX	\$1
POSTAL CODE	M8V 0G9
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Flat	—	Balcony, Walk-In Closet(s)

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Flat	—	—
Kitchen	Flat	—	Balcony, Combined w/Dining, Combined w/Living

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.