



RE/MAX ULTIMATE REALTY INC. Brokerage
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FOR SALE CONDO APARTMENT MLS# W13765852

2212 Lake Shore Boulevard W TH1, Toronto, ON M8V 0C2

Mimico, Toronto · M8V 0C2

C\$ 1,350,000

3	3	1,300	2	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this stylish 3-bedroom, 3-bathroom townhouse complete with 2 parking spaces, nestled in one of Toronto's most dynamic waterfront communities-Humber Bay Shores! This thoughtfully designed home combines contemporary finishes with smart functionality. Step inside to discover 9-foot smooth ceilings and engineered hardwood flowing throughout an open-concept layout.The chef-inspired kitchen features extended upper cabinets, stainless steel appliances, a glass backsplash, pot lighting, and a generous quartz island built for effortless entertaining. The dining and living areas connect seamlessly to a private patio complete with a gas hookup, perfect for summer barbecues overlooking tranquil views.Upstairs, the spacious primary bedroom serves as a private retreat, while two additional bedrooms offer versatility for family, guests, or a dedicated home office. With three full/updated bathrooms, morning routines are seamless, and an included locker provides ample space for seasonal gear.Unbeatable location: walk to Sobeys, local cafés, top-rated restaurants, banks, parks, and waterfront trails, with quick transit access to downtown Toronto.

FEATURES

- ✓ Waterfront
- ✓ Garage

PROPERTY DETAILS

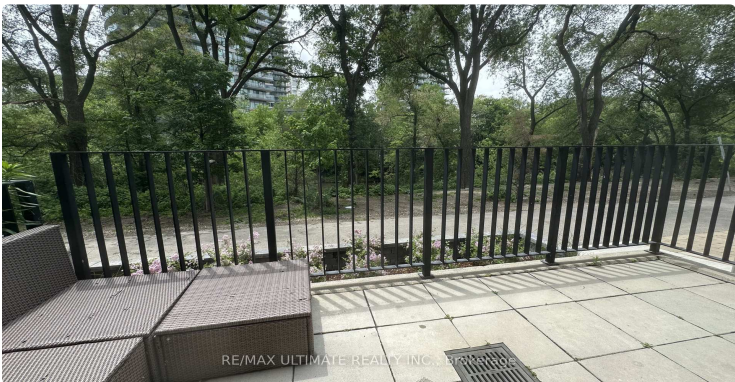
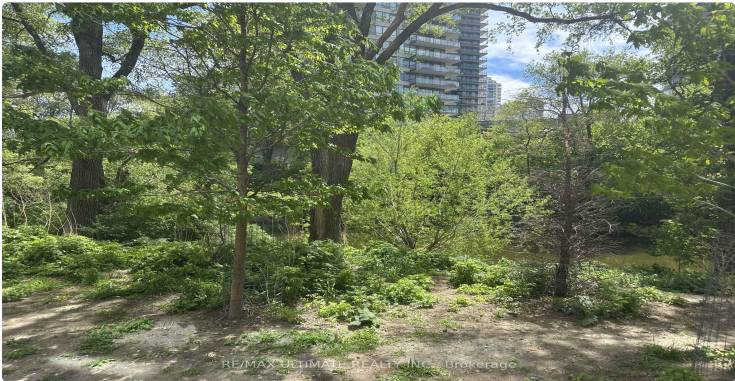
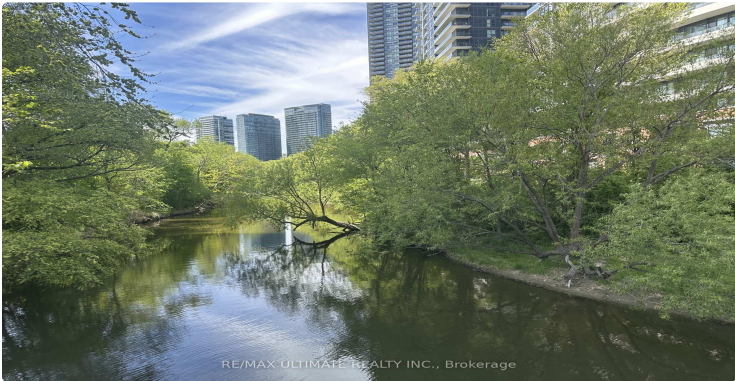
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	1200-1399 sqft
PARKING	2 spaces
ANNUAL TAX	\$4,895
POSTAL CODE	M8V 0C2
NEIGHBOURHOOD	Mimico

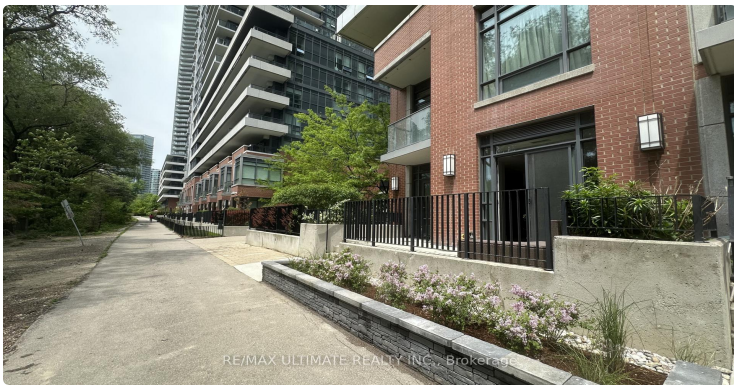
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Kitchen, Hardwood Floor, W/O To Patio
Kitchen	Ground	—	Breakfast Area, Hardwood Floor
Dining Room	Ground	—	Hardwood Floor, W/O To Patio
Primary Bedroom	Second	—	4 Pc Ensuite, Walk-In Closet(s), W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Closet, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.