



FOR SALE

SEMI-DETACHED

MLS# W13786212

195 Islington Avenue, Toronto, ON M8V 3B8

New Toronto, Toronto · M8V 3B8

C\$ 639,000

2	2	900	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

{STEP INSIDE} Welcome to this freehold semi-detached home in New Toronto, where the big-ticket updates are already done. The newly renovated main floor features new flooring, an improved open-concept layout connecting the living room and kitchen, plus updated heating and A/C. Enjoy your own backyard, a rare neighbourhood bonus with the detached garage, and the added value of freehold ownership with no condo fees. {MAIN LEVEL} Vinyl flooring runs from the foyer through the living room, dining rm, kitchen & mudroom for one continuous, low-maintenance surface. Living rm and dining rm have their own windows, so the space stays bright. Kitchen is set up to cook in: stainless steel fridge, stove, range & oversized hood, sink at the window. Main flr laundry with washer, dryer & laundry tub means no hauling loads upstairs. Mudroom gives direct access to the backyard, the natural path in & out. 2pc powder rm for guests. {UPPER LEVEL} Primary bdrm & 2nd bdrm both have their own mini split a/c plus baseboard heat, so each rm controls its own comfort instead of fighting the rest of the house for it. Walk-in closet off primary could stay a closet or become a home office/Play Pen. The Den offers flexible work-from-home setup without giving up a bdrm. 4pc bath finishes the flr with ceramic flooring throughout. {LOCATION} Located in New Toronto, a walkable stretch of South Etobicoke's Lakeshore community. Islington Jr Middle School (TDSB, JK-8) is nearby, along with Lakeshore Collegiate Institute (secondary) & St. Elizabeth Catholic School (TCDSB). Lake Shore Blvd W is a short walk for shops, cafes & restaurants, & Colonel Samuel Smith Park with its waterfront trail along Lake Ontario is close enough for a regular routine, not just a weekend trip. TTC's 501 Queen streetcar runs along Lake Shore, Mimico GO Station is nearby for downtown commuters, & the Gardiner Expwy & Hwy 427 are both within easy reach.

FEATURES

✔ Garage

PROPERTY DETAILS

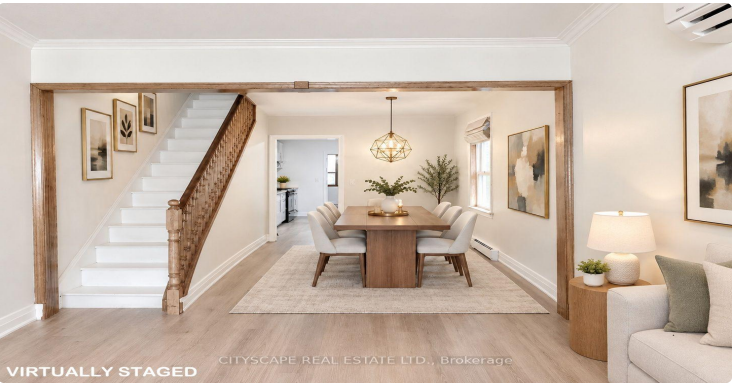
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
FACING	East
AGE	51-99 years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,686
POSTAL CODE	M8V 3B8
NEIGHBOURHOOD	New Toronto

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Vinyl Floor, Enclosed, Large Window
Living Room	Ground	—	Vinyl Floor, Large Window, Combined w/Dining
Dining Room	Ground	—	Vinyl Floor, Combined w/Living, Window
Kitchen	Ground	—	Corian Counter, Vinyl Floor, Backsplash
Laundry	Ground	—	Laundry Sink, Window
Mud Room	Ground	—	Overlooks Backyard, Window
Powder Room	Ground	—	2 Pc Bath
Primary Bedroom	Upper	—	Walk-In Closet(s), Parquet
Bathroom	Upper	—	4 Pc Bath, Ceramic Floor, Ceramic Backsplash
Den	Upper	—	Parquet, Open Concept
Bedroom 2	Upper	—	Parquet
Other	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

CITYSCAPE REAL ESTATE 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.