



FOR SALE

CONDO APARTMENT

MLS# W13824262

2087 Lake Shore Boulevard W 103, Toronto, ON M8V 4G3

Mimico, Toronto · M8V 4G3

C\$ 575,000

1	1	650	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to ground-level condo living with an exclusive gated 330sqft garden terrace in the heart of Humber Bay Shores! This spacious 1-bedroom, 1-bathroom suite at Waterford Towers offers a great layout, 9' ceilings, breakfast bar, abundant natural light and garden access-perfect for morning coffee, entertaining, gardening or simply enjoying your own outdoor retreat. The terrace is an ideal space for those with a green thumb, with plenty of room to create and enjoy your own outdoor garden oasis. A gas BBQ line adds even more convenience for outdoor cooking and entertaining. The ground-level setting provides easy access and an excellent indoor-outdoor lifestyle, especially appealing to pet owners. The suite includes 1 parking space and a fully enclosed exclusive-use locker, both conveniently located right by the resident entrance, making everyday comings and goings and storage incredibly convenient. The unit is also just down the hall from the guest suites, offering added convenience for visiting family and friends. Enjoy an impressive selection of building amenities including an indoor pool, fitness/exercise room, sauna, concierge, party room, guest suites, visitor parking and rooftop terrace. Plus, enjoy the unique convenience of Vos Restaurante Argentino located right inside the building-perfect for an easy dinner or entertaining guests. Ideally located in sought-after Humber Bay Shores, with the Humber Loop TTC transit conveniently located directly in front of the condominium, providing easy access to public transportation. Enjoy being close to Lake Ontario, Mimico Waterfront Park, Humber Bay Park and the scenic waterfront trails. Walk, cycle, jog or relax by the lake, while being close to cafés, restaurants, shops and everyday conveniences. This is a great opportunity to enjoy a relaxed lakeside lifestyle.

FEATURES

- ✓ Garage
- ✓ Beach
- ✓ Lake Access
- ✓ Lake/Pond
- ✓ Public Transit
- ✓ Terraced
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,194
POSTAL CODE	M8V 4G3
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

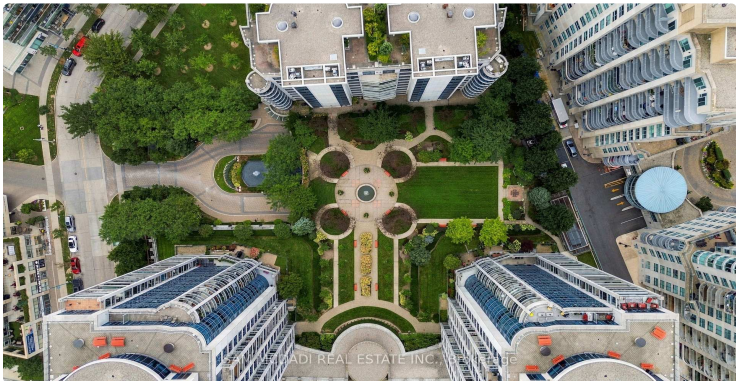
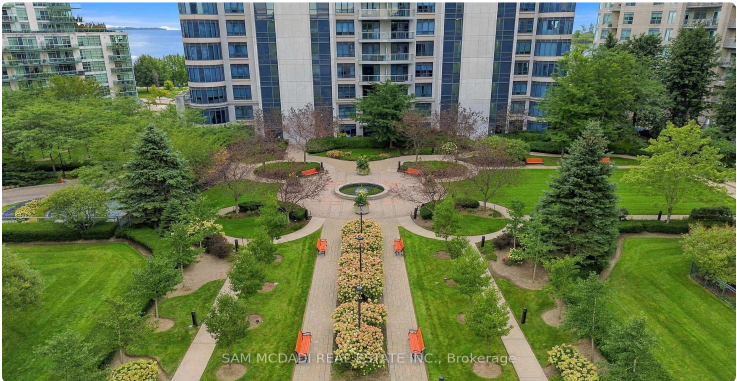
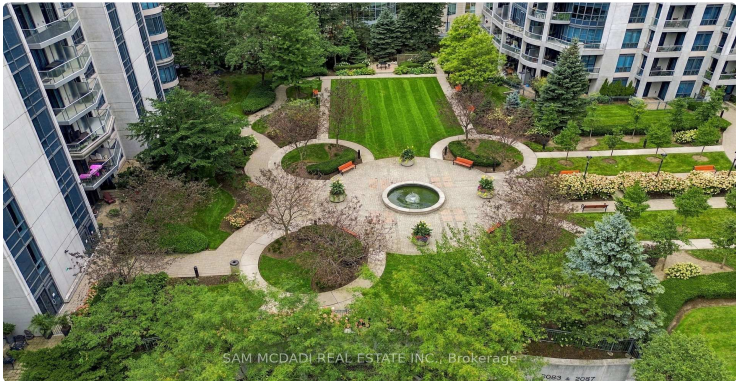
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Carpet Free, Open Concept, Large Window
Bedroom	Main	—	Carpet Free, Double Closet, Large Window

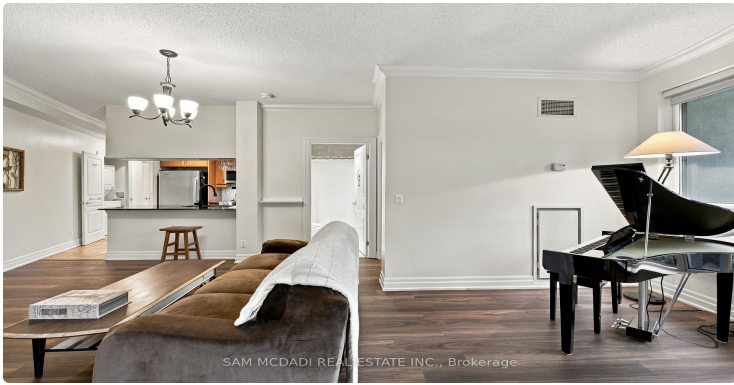
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SAM MCDADI REAL ESTATE INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Stone Counters, Stainless Steel Appl, B/I Microwave
Bathroom	Main	—	4 Pc Bath, Ceramic Floor, Stone Counters

GALLERY





LISTING AGENT

Pavel Shaganenko

SAM MCDADI REAL ESTATE INC.

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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.