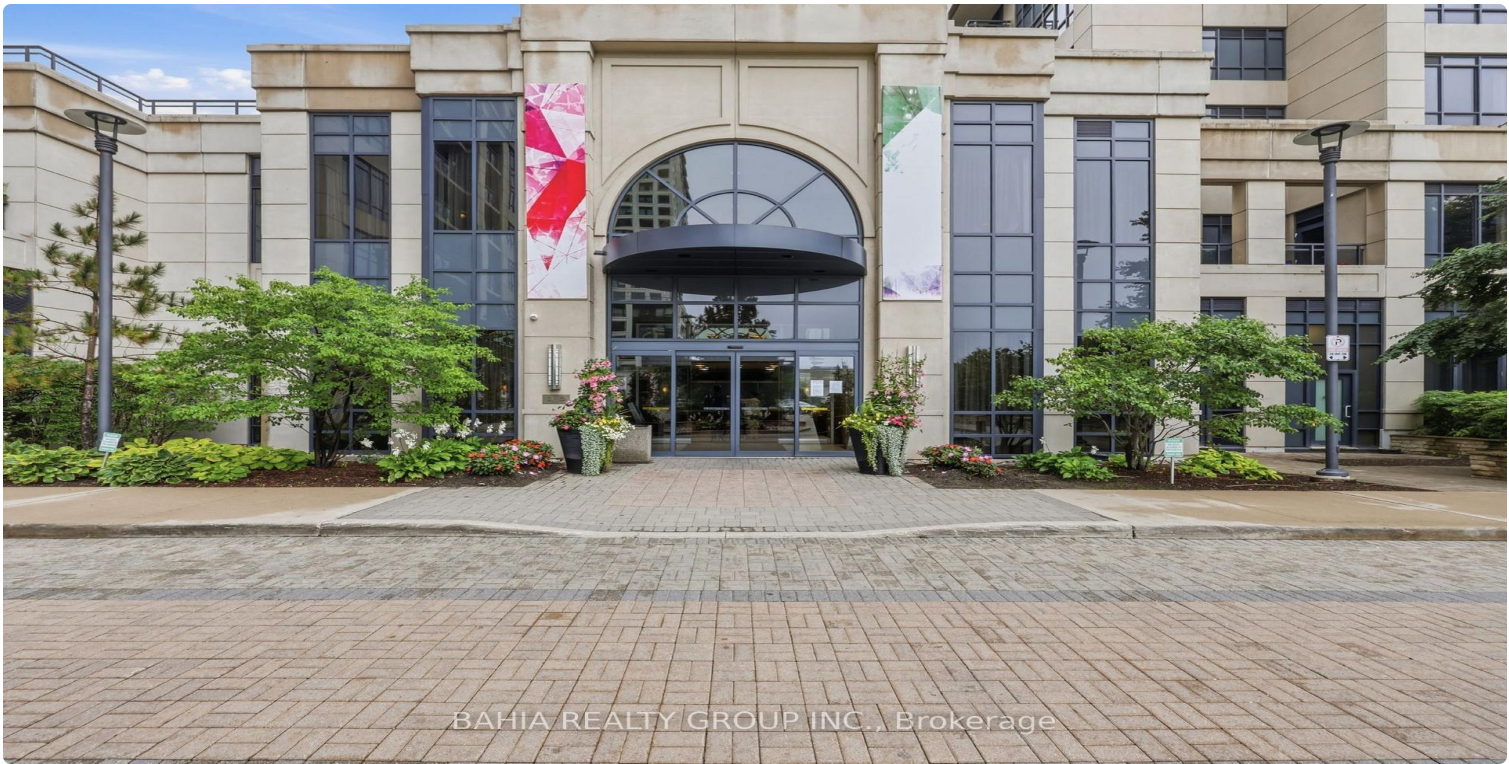




BAHIA REALTY GROUP INC., Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13829916

# 6 Eva Road 301, Toronto, ON M9C 0B1

Etobicoke West Mall, Toronto · M9C 0B1

C\$ 449,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 750   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Welcome to 6 Eva Road, Suite 301 - a bright and spacious 1-bedroom + den condo offering a functional layout in a convenient Etobicoke location. Featuring 9-ft ceilings and an extra-large den, this suite offers the flexibility today's buyers are looking for. The oversized den is ideal for a home office, dining area, guest space, or additional living area. The open-concept living space provides plenty of room to relax and entertain, while the well-designed kitchen flows seamlessly into the main living area. The spacious bedroom offers a comfortable retreat, complemented by a full 4-piece bathroom. Located in a well-connected neighborhood with easy access to Hwy 427, Hwy 401, public transit, shopping, restaurants, parks, and everyday amenities. A great opportunity for first-time buyers, professionals, downsizers, or investors looking for a versatile suite in a convenient Toronto location. Come see the space and possibilities for yourself!

### FEATURES

- ✓ Garage
- ✓ Fireplace

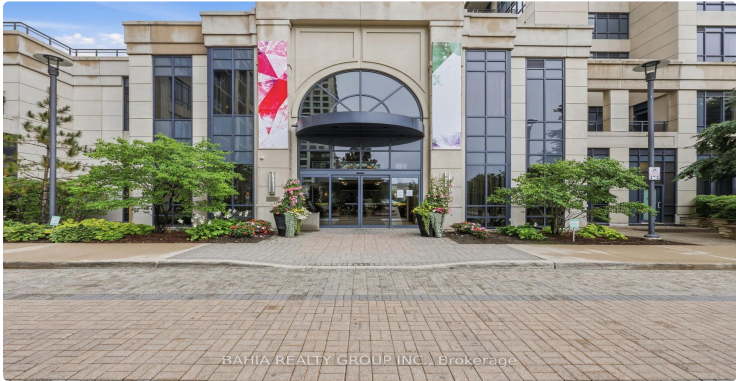
### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Condo Apartment     |
| LISTING STATUS | For Sale            |
| STYLE          | Apartment           |
| PROPERTY TYPE  | Condo Apartment     |
| AREA RANGE     | 700-799 sqft        |
| PARKING        | 1 spaces            |
| ANNUAL TAX     | \$2,406             |
| POSTAL CODE    | M9C 0B1             |
| NEIGHBOURHOOD  | Etobicoke West Mall |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                    |
|-----------------|-------|------------|---------------------------------------------|
| Living Room     | Main  | —          | Laminate, Combined w/Dining, W/O To Balcony |
| Dining Room     | Main  | —          | Laminate, Combined w/Living                 |
| Kitchen         | Main  | —          | Galley Kitchen, Breakfast Bar               |
| Primary Bedroom | Main  | —          | Laminate, Walk-In Closet(s)                 |
| Den             | Main  | —          | Laminate                                    |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.