



HOMELIFE/MIRACLE REALTY LTD. Brokerage

FOR SALE

CONDO TOWNHOUSE

MLS# W13848010

# 256 ROYAL YORK Road 114, Toronto, ON M8V 1Y8

Mimico, Toronto · M8V 1Y8

C\$ 745,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 1,100 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

The Royal York! Prestigious Urban Towns Nestled in the heart of vibrant Mimico, steps to LAKE Ontario, Mimico GO Station & TTC, top rated schools, parks, major grocery stores, rec centres & Toronto Public library; surrounded by lively restaurants, bars, & cafes, easy access to Gardiner/QEW & HWY 427. Enjoy everything at your fingertips making commute in all directions a breeze. The perfect balance between work, live, & play! Presenting this young, corner stacked town offering 2 beds, 2 baths, over 1000sqft of LOW-maintenance single-level living space w/ parking. Calling all first-time home buyers & buyers looking to downsize! Bright naturally-lit foyer presents open-concept versatile layout. Large front living room ideal for family entertainment with an abundance of windows providing North & East exposure. \*Hardwood flooring thru-out the common areas\* Formal dining space precisely designed for buyers looking to host. Eat-in family style kitchen upgraded w/ tall custom cabinetry, quartz counters, SS appliances, Dedicated Walk-in pantry, & breakfast bar. Venture down the hall past the convenient ensuite laundry to the cozy Primary bed w/ walk-through closet into 3-pc hotel style ensuite & private patio balcony exhibiting peaceful views of the courtyard great for kids & pets alike. Spacious 2nd bedroom excellent for home office, childrens bedroom, guest accommodation & much more! RARE opportunity to purchase a spacious 2 bed townhouse in PRIME location. Must See!

### FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Public Transit
- ✓ School
- ✓ Clear View

### PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Condo Townhouse   |
| LISTING STATUS | For Sale          |
| STYLE          | Stacked Townhouse |
| PROPERTY TYPE  | Condo Townhouse   |
| AREA RANGE     | 1000-1199 sqft    |
| PARKING        | 1 spaces          |
| ANNUAL TAX     | \$3,131           |
| POSTAL CODE    | M8V 1Y8           |
| NEIGHBOURHOOD  | Mimico            |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS              | FEATURES                                        |
|-----------------|-------|-------------------------|-------------------------------------------------|
| Living Room     | Flat  | 28ft. 0in. X 11ft. 4in. | Combined w/Dining, Large Window, Hardwood Floor |
| Dining Room     | Flat  | 3ft. 4in. X 2ft. 8in.   | Combined w/Living, Bay Window, Hardwood Floor   |
| Primary Bedroom | Flat  | 13ft. 0in. X 10ft. 2in. | W/O To Balcony, Walk-In Closet(s), 4 Pc Ensuite |

| ROOM      | LEVEL | DIMENSIONS              | FEATURES                                     |
|-----------|-------|-------------------------|----------------------------------------------|
| Bedroom 2 | Flat  | 11ft. 10in. X 8ft. 6in. | Bay Window, Double Closet                    |
| Kitchen   | Flat  | 9ft. 7in. X 7ft. 11in.  | Stainless Steel Appl, Pantry, Quartz Counter |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

HOMELIFE/MIRACLE REALTY LTD

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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.