



FOR SALE

CONDO APARTMENT

MLS# W13848788

# 2119 Lakeshore Boulevard W 607, Toronto, ON M8V 4E8

Mimico, Toronto · M8V 4E8

C\$ 1,050,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 2       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

5 reasons why you'll LOVE this home in Mimico. (1) Breathtaking views of Lake Ontario, the Toronto skyline, and lush parkland from your massive 260 sq. ft. private balcony. (2) Three separate walkouts to balcony. (3) Rarely Offered Space That feels Like a House At an impressive 1,333 sq. ft., . Featuring 2 bedrooms + a spacious den (with easy potential for a third bedroom), 9-foot ceilings, hardwood floors, and crown moulding throughout, every inch feels bright, elegant, and inviting. The renovated kitchen is perfect for entertaining, while the primary suite offers both a walk-in closet and an additional double closet for exceptional storage. (4) This home includes two parking spaces, a large locker, and maintenance fees that cover heat, water and hydro, making budgeting simple and stress-free. (5) Resort-Style Amenities Every Day of the Week -including an indoor pool, hot tub, sauna, fully equipped fitness centre, skylounge, guest suites, billiards, theatre room, library, car wash, 24-hour concierge,electric car charger station and beautifully landscaped outdoor spaces. It's like having your own private resort just steps from your front door. One of Toronto's, TRULY Best Waterfront Locations- Step outside to the scenic waterfront trails, parks, beaches, marinas, cafes, and waterfront restaurants for your entire family to enjoy. You're just minutes to downtown Toronto, a short walk to Mimico GO Station, TTC streetcar access, shopping, and everyday conveniences. Plus, with the approved Park Lawn GO Station planned directly across the street, this location offers exciting long-term growth and investment potential. This isn't just "another condo", it's an opportunity to own one of Mimico's most spacious waterfront suites in a location that continues to grow in value.

### FEATURES

- ✓ Waterfront
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Beach
- ✓ Lake Access
- ✓ Marina

### PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | 16-30 years     |
| AREA RANGE     | 1200-1399 sqft  |
| PARKING        | 2 spaces        |
| ANNUAL TAX     | \$4,510         |
| POSTAL CODE    | M8V 4E8         |
| NEIGHBOURHOOD  | Mimico          |

## ROOM BREAKDOWN

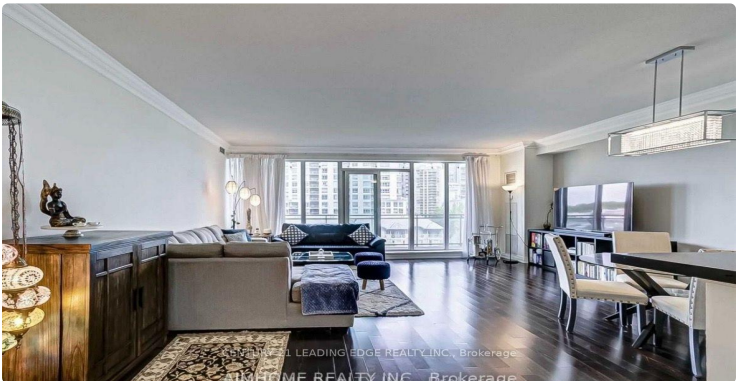
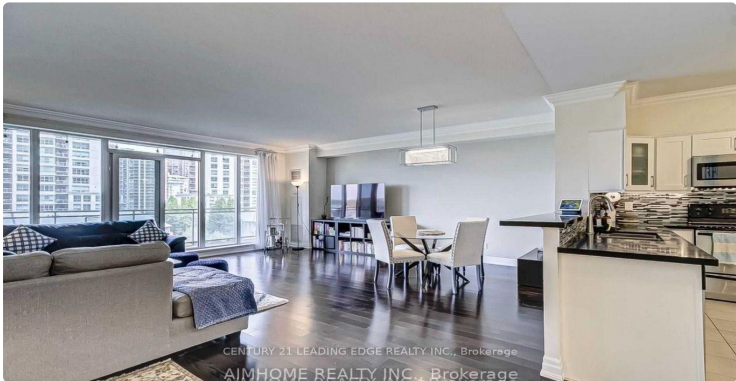
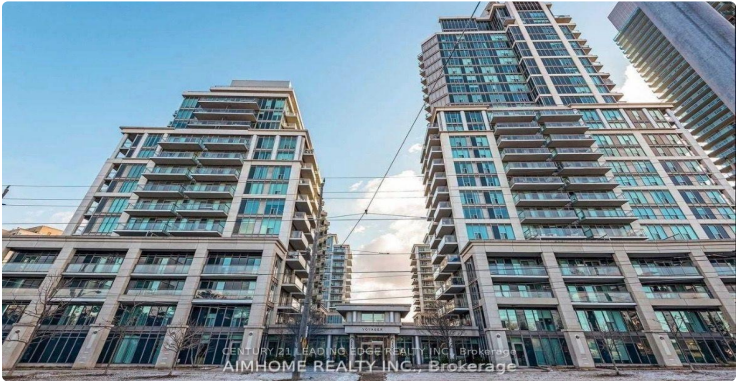
| ROOM      | LEVEL | DIMENSIONS | FEATURES                                     |
|-----------|-------|------------|----------------------------------------------|
| Bedroom 2 | Flat  | —          | W/O To Terrace, Large Closet, Crown Moulding |

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CENTURY 21 LEADING EDGE REALTY INC.

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                          |
|-----------------|-------|------------|---------------------------------------------------|
| Dining Room     | Flat  | —          | Combined w/Living, W/O To Terrace, Hardwood Floor |
| Other           | Flat  | —          | Overlooks Garden, Overlook Water                  |
| Primary Bedroom | Flat  | —          | 3 Pc Ensuite, Walk-In Closet(s), Hardwood Floor   |
| —               | Flat  | —          | Breakfast Bar, Granite Counters, Pantry           |
| Living Room     | Flat  | —          | Crown Moulding, Combined w/Dining, Hardwood Floor |
| Den             | Flat  | —          | Glass Doors, Crown Moulding, Hardwood Floor       |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

CENTURY 21 LEADING EDGE REALTY INC.

**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.