



RE/MAX REALTY ENTERPRISES INC., Brokerage

FOR SALE

DETACHED

MLS# W13857108

19 Simpson Avenue, Toronto, ON M8Z 1C9

Mimico, Toronto · M8Z 1C9

C\$ 1,749,000

3	4	2,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to this fully finished detached home at 19 Simpson Ave in Mimico. offering 3 bedrooms. 4 bathrooms and approx. sq. ft. of beautifully designed living space. Sophisticated and contemporary. this move-in-ready residence combines architectural detail, quality finishes and everyday functionality. The bright. open-concept main level features impressive approx. 13-ft ceilings, abundant natural light and beautiful white oak hardwood flooring throughout the kitchen, dining and main living areas. The space is anchored by an impressive designer kitchen with sleek lacquered cabinetry, premium stone surfaces, a statement waterfall-edge island with seating, designer lighting and sophisticated brass detailing. A striking custom staircase with expansive glass railings, warm wood treads and brass accents creates an architectural focal point, while skylights upstairs bring additional natural light into the home. enhancing its bright. airy feel. The fully finished lower level, complete with a separate entrance, offers excellent flexibility and potential for a rental unit, nanny or in-law suite. guest accommodations, home office. recreation area or additional living space. An oversized patio and upper-level deck provide additional space for entertaining and outdoor living. Complete with 3 parking spaces and ideally situated near excellent schools, transit, shops, restaurants and cafés. Walk to Mimico Village. San Remo Bakery, Jimmy's Coffee and Mimico GO. with convenient access to Union Station. Approx.10-15 minutes to downtown and the airport. Contemporary, turnkey living in a sought-after Mimico location.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished, Separate Entrance
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
ANNUAL TAX	\$6,607
POSTAL CODE	M8Z 1C9
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX REALTY ENTERPRISES INC.
19 Simpson Avenue, Toronto, ON M8Z 1C9				

Living Room	Main	—	—
Dining Room	Main	—	—
Kitchen	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Bedroom 3	Second	—	—
Bathroom	Ground	—	—
Bathroom	Second	—	—
Bathroom	Second	—	—
Family Room	Basement	—	—
Furnace Room	Basement	—	—

GALLERY





LISTING AGENT

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.