



FOR SALE

DETACHED

MLS# W14028180

262 Melrose Street, Toronto, ON M8Z 1G6

Mimico, Toronto · M8Z 1G6

C\$ 759,000

2	1	900	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention builders, investors, renovators, and first-time buyers. Welcome to this charming two-bedroom home in the heart of sought-after Mimico, in South Etobicoke. Set on a generous deep lot, this well-maintained property offered as is, presents fantastic potential to renovate or expand. Inside, enjoy a sun-filled main level, new flooring throughout, fresh paint, and a separate side entrance with excellent potential for future rental income or an in-law suite. Step outside to a spacious backyard, perfect for entertaining, gardening, or future expansion. Ideally located just minutes from the lake, waterfront trails, Mimico GO Station, Highway 427, the QEW, excellent schools, cafes, restaurants, shops, The Queensway, and Sherway Gardens. A rare opportunity to secure a prime piece of real estate with exceptional lifestyle and long-term value.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

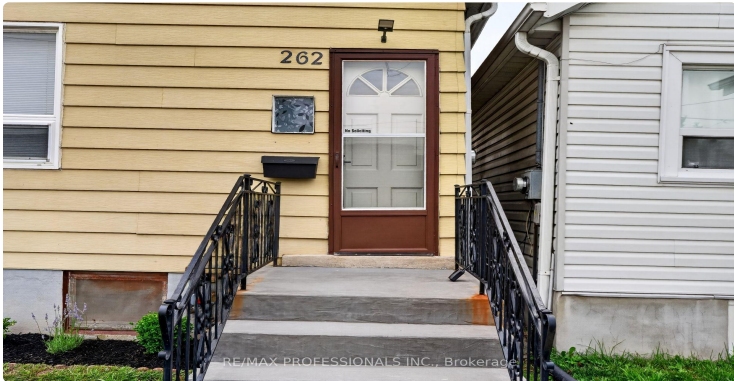
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Unfinished
FACING	South
AREA RANGE	700-1100 sqft
PARKING	2 spaces
ANNUAL TAX	\$3,867
POSTAL CODE	M8Z 1G6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Kitchen	Main	—	—
Dining Room	Main	—	—
Living Room	Main	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Main	—	—
Primary Bedroom	Second	—	—
Bedroom 2	Second	—	—
Utility Room	Lower	—	—
Other	Lower	—	—

GALLERY





LISTING AGENT

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