



FOR LEASE

DETACHED

MLS# W14033946

38 Wheatfield Road BSMT, Toronto, ON M8V 2P6

Mimico, Toronto · M8V 2P6

C\$ 2,100/mo

2	1	600	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 38 Wheatfield Rd - a beautifully kept 2-bedroom, 1 - bathroom basement apartment on a quiet, family - friendly street in Mimico, one of South Etobicoke's most sought - after neighbourhoods. Inside you'll find two generous bedrooms, a full bathroom, and the everyday luxuries that make a place feel like home: your own in-suite laundry and heated floors to keep things warm and cozy through the winter. Step out back to use the private backyard - a true extension of your living space. Fire up the barbecue with friends on summer evenings, enjoy your morning coffee in the sun, plant a garden, or let the kids and pets run free. Outdoor living, steps from your back door. Location is everything - and this one delivers: 24 hour transit: less than a 5 minute walk to the TTC Queen streetcar on Lake Shore Blvd W, running around the clock - downtown is one easy ride away, day or night. 10 minute walk gets you to the Mimico GO station. You are within minutes to Lake Ontario. Take a stroll or cycle the waterfront trail, catch sunsets along the Mimico waterfront, and enjoy nearby parks and green space. John English Junior Middle School is just around the corner, with more top-rated public and Catholic schools - plus Lakeshore Collegiate Institute - close by. Ideal for families. No Frills and Valu-Mart are a short walk away, along with the cafes, bakeries, and restaurants lining Lake Shore Blvd W. Sherway Gardesn is a quick drive, and the Gardnier Expressway is minutes away for an easy commute anywhere in the GTA. Quiet Street, friendly neighbourhood, and everything you need within reach. This one won't last - book your showing today!

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	East
AREA RANGE	< 700 sqft
POSTAL CODE	M8V 2P6
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

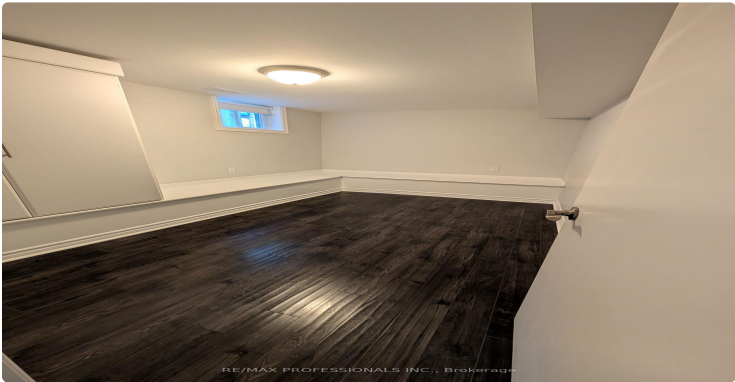
ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Laminate, Stainless Steel Appl, Heated Floor
Living Room	Flat	—	Laminate, Combined w/Dining, Heated Floor
Primary Bedroom	Flat	—	Laminate, Large Window, Heated Floor

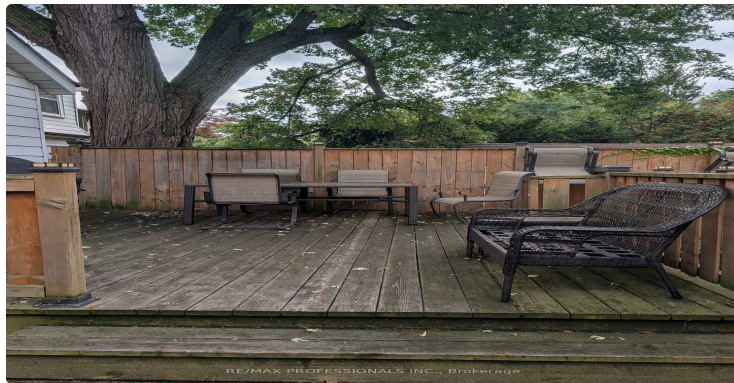
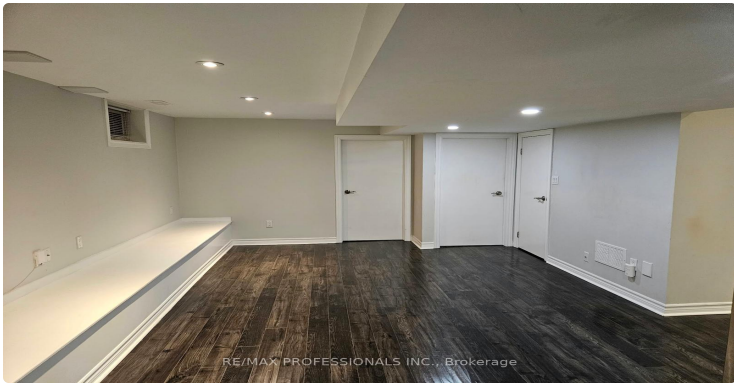
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Flat	—	Laminate, Large Window, Heated Floor
Bathroom	Flat	—	Porcelain Floor
Laundry	Flat	—	B/I Closet
Foyer	Flat	—	Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

Email: pshaganenko@gmail.com

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.