



FOR SALE

DETACHED

MLS# W14094566

11 Maple Boulevard, Toronto, ON M8V 2B7

Mimico, Toronto · M8V 2B7

C\$ 1,199,000

4	3	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Life is sweeter on Maple! Welcome to 11 Maple Blvd, where Cape Cod charm meets modern-day magic in the heart of Mimico. This thoughtfully updated home is full of personality, flexibility and a few surprises up its sleeve! The spacious living room is anchored by the original fireplace, while the bright dining area and renovated, sun-drenched kitchen bring the wow with quartz counters, stainless steel appliances, double undermount sink and pot filler. French doors open to the south-facing backyard, and a main-floor powder room adds everyday convenience. Upstairs: 3 generous bedrooms, a 5-piece bath, laundry and a new built-in wardrobe in the primary. The finished lower level has its own entrance, bedroom, full kitchen, 3-piece bath and laundry-ideal for extended family, a nanny suite or potential rental income. And now, the backyard plot twist! On a 35 x 120 ft lot, enjoy a massive custom deck made for summer entertaining, fresh landscaping, garden planters, a spacious lawn, 10 x 10 ft shed and an outdoor gym/play area. Then there's the 2-car garage: fully rebuilt with board&batten siding, new roof, skylights, insulation, custom flooring and independent security. The finishing touch? Graffiti artwork on the door by Toronto artist SKAM! Updates include a new roof, AC/heat pump and furnace, backwater valve, sump pump, driveway, front steps, security system, 200-amp, exterior lighting & smart main-floor switches. Plus private front driveway parking! Mimico living is pretty sweet, too. Stroll to Lake Ontario, waterfront trails, parks and marinas; grab coffee at Birds & Beans or Jimmy's, treats at San Remo Bakery or Tom's Dairy Freeze, and dinner at Revolver Pizza or Kibo Sushi. Nearby schools include Etobicoke School of the Arts and Karen Kain School of the Arts, while Mimico GO, TTC and the Gardiner keep you connected. Charming without being precious, updated without losing its soul, and ready to grow with you. Home sweet home just got a new address: 11 Maple Boulevard.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Fenced Yard
- ✓ Library
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

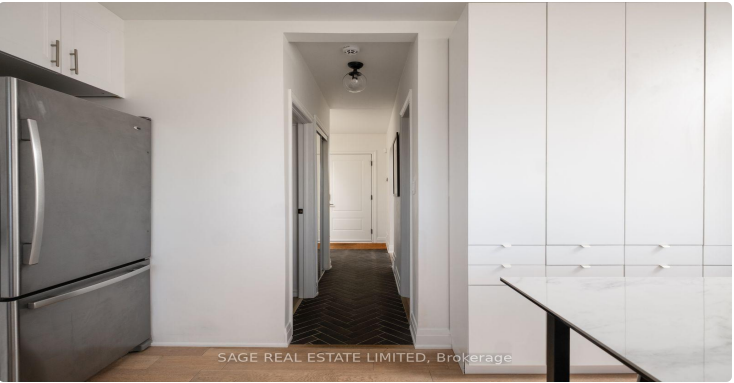
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Apartment, Separate Entrance, Full
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,118
POSTAL CODE	M8V 2B7
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Large Window, Brick Fireplace, Hardwood Floor
Dining Room	Main	—	W/O To Yard, French Doors, Hardwood Floor
Kitchen	Main	—	Galley Kitchen, Stainless Steel Appl, Hardwood Floor
Powder Room	Main	—	2 Pc Bath, Renovated, Hardwood Floor
Primary Bedroom	Second	—	Double Closet, W/W Closet, Hardwood Floor
Bedroom 2	Second	—	Window, Double Closet, Hardwood Floor
Bedroom 3	Second	—	Window, Closet, Hardwood Floor
Bathroom	Second	—	5 Pc Bath, Double Sink, Tile Floor
Living Room	Basement	—	Open Concept, Laminate
Kitchen	Basement	—	Stainless Steel Appl, Window, Laminate
Bedroom	Basement	—	Window, Double Closet, Laminate
Bathroom	Basement	—	3 Pc Bath, Window, Tile Floor
Utility Room	Basement	—	Combined w/Laundry, Separate Room, Laminate
Laundry	Basement	—	Separate Room, Laminate

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.