



FOR SALE

DETACHED

MLS# W14097774

10 Queens Avenue, Toronto, ON M8V 2N1

Mimico, Toronto · M8V 2N1

C\$ 1,549,000

4	2	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Architecturally striking Georgian beauty situated on a rare 50 ft lot, steps from the lake. An expansive front lawn set well back from the street, and fully fenced, offers lots of privacy, 3 car driveway plus attached garage. This home, with its 1943 character preserved and modern living accomodated, provides treed views from virtually every window. Live comfortably or add a two storey back addition with extra garage space and pool while still having lots of backyard space to play! While most of the homes in Olde Mimico and surrounds have had their 50 foot lot split, this one remains intact and is uniquely liveable even if you don't plan future projects, but if you do, it has unlimited future potential. Step inside and see how this home has been lovingly preserved and updated over the years, with beautiful white oak engineered flooring on the main and upper floors, original doors, arch passageways, ceiling medallion, covered rads. Welcoming foyer opens to an expansive living room with modern fireplace surround and formal dining room. Kitchen with custom wood cabinets and stainless appliances; plus dedicated breakfast sunroom overlooking the backyard. Enjoy your morning coffee while watching the kids play on the oversized deck, just made for al fresco dining and entertaining. Upstairs, spacious primary bedroom with his and hers closets and large picture windows, plus two and a half secondary bedrooms and a five piece family sized bath with makeup vanity. Fully finished bright and airy basement with high ceilings and pot lights throughout, office area, exercise room and side door entry if you want to easily convert to rental. All this in a family friendly neighbourhood with quick access to the 427, Gardiner and GO station, convenient shopping nearby including Sherway, Mimico village, San Remo and local restaurants, not to mention all that lakeside living has to offer, with its trails, beaches and amazing city views.

FEATURES

- ✓ Basement
- ✓ Garage

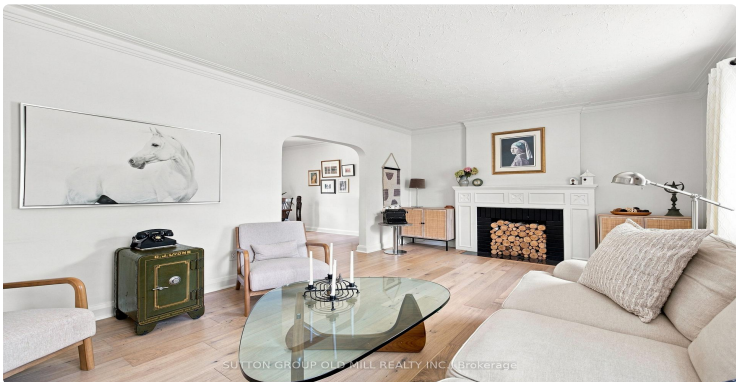
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$5,755
POSTAL CODE	M8V 2N1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	Closet, Window, Staircase
Living Room	Ground	—	Hardwood Floor, Crown Moulding, Fireplace
Dining Room	Ground	—	Hardwood Floor, Crown Moulding, Picture Window
Kitchen	Ground	—	Stainless Steel Appl, Pantry
Sunroom	Ground	—	Overlooks Backyard, W/O To Deck, W/O To Yard
Primary Bedroom	Second	—	Hardwood Floor, His and Hers Closets, Picture Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Bedroom 3	Second	—	Hardwood Floor, Large Closet, Window
Den	Second	—	Hardwood Floor, Overlooks Backyard
Family Room	Basement	—	Vinyl Floor, Window
Study	Basement	—	Vinyl Floor, Window
Laundry	Basement	—	Vinyl Floor, Window
Exercise Room	Basement	—	Vinyl Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.