



FOR SALE

DETACHED

MLS# W14099632

54 Albani Street, Toronto, ON M8V 1X2

Mimico, Toronto · M8V 1X2

C\$ 1,275,000

3	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This Modern Farmhouse Stunner By The Lake Could Be Yours! So Much Value I Don't Even Know Where To Start! Let's Go With How Ideally Located It Is On A Quiet One-Way Family-Friendly Street! No... Let's Begin With How Gorgeous The Traditional Charm (Wainscotting, Stained-Glass Windows, Etc.) W/ Modern Features/Finishes Throughout. Actually... How About We Get Started By Talking About The Open Concept Main-Floor Layout W/ Incredible Family Room Rear Addition! Potential To Build On Top Of This To Gain A Primary Ensuite & W/I Closet Upstairs. Wait... Did I Mention The Secluded Backyard Oasis? Surrounded By Beautiful Character Homes? Surely I Mentioned The Walking Distance To Shops/Cafes/Resto's Along Lake Shore Village? And Humber Bay Shores W/Scenic Waterfront Views? Mimico GO Station & Mimico Village W/ San Remo Bakery, Revolver Pizza & Jimmy's Coffee? Hold On... Did I Bring Up The Curb Appeal? I Must Have Highlighted The Short 10-15 Min Commute To Downtown/Airport... Right? Honestly... I Would Tell You All About How Incredible This Opportunity Is... But I Wouldn't Even Know Where To Start! Carson Dunlop Pre-List Inspection Report Available. Don't Miss Out On This Amazing Home!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

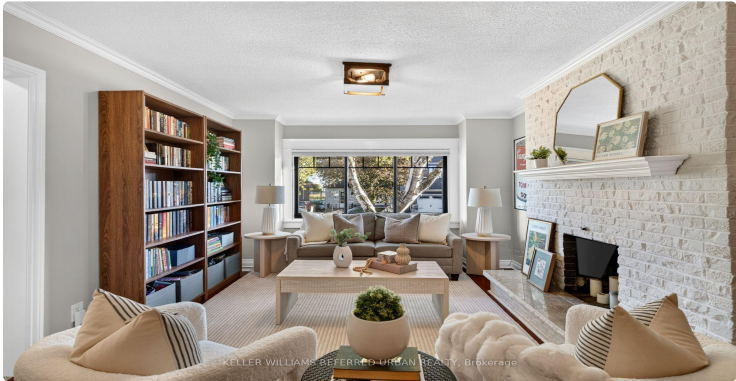
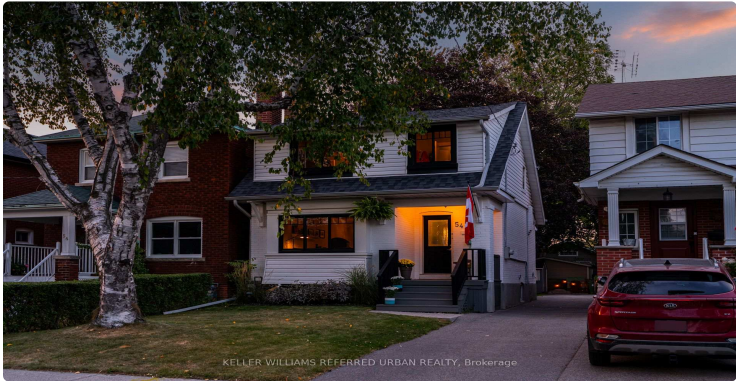
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$4,773
POSTAL CODE	M8V 1X2
NEIGHBOURHOOD	Mimico

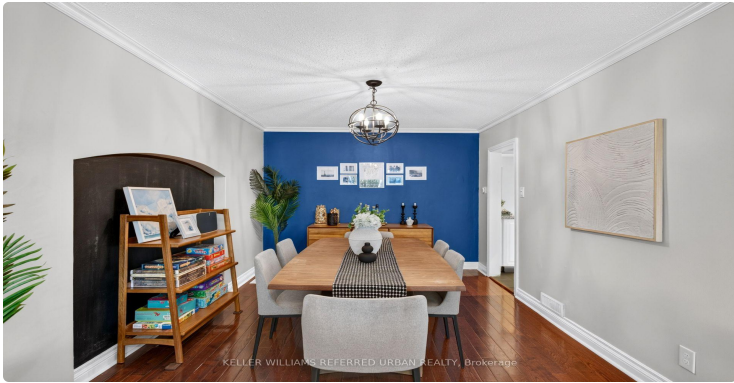
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Hardwood Floor, Brick Fireplace
Kitchen	Main	—	Renovated, Stainless Steel Appl, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, W/O To Deck
Primary Bedroom	Second	—	Double Closet, Hardwood Floor, Overlooks Garden
Bedroom 2	Second	—	Closet, Hardwood Floor
Bedroom 3	Second	—	Hardwood Floor, Window
Recreation	Lower	—	3 Pc Bath, Laundry Sink

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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.