



FOR LEASE

DETACHED

MLS# W14125572

38 Mimico Avenue, Toronto, ON M8V 1R1

Mimico, Toronto · M8V 1R1

C\$ 4,200/mo

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

ABOUT THIS PROPERTY

Spacious Family Living in the Heart of Mimico! Welcome to this beautiful 3-bedroom home offering over 1,400 sq. ft. of comfortable living space in one of Etobicoke's most family-friendly neighbourhoods! Featuring an exceptionally spacious main floor with generous living and dining areas and finished basement, this home offers plenty of room for everyday family life, entertaining, and growing families. Three well-sized bedrooms, a charming front porch, and convenient parking add to the home's comfort and practicality. An ideal location for families with children! Situated close to elementary and high schools, daycares, playgrounds, and parks, everything your family needs is within easy reach. Enjoy nearby waterfront trails, green spaces, local shops, and community amenities. Convenient access to public transit and Mimico GO Station makes commuting to downtown Toronto easy. A fantastic opportunity to enjoy the space of a full-sized home in a welcoming, family-oriented neighbourhood. Come see it for yourself!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ Park

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Finished
FACING	North
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M8V 1R1
NEIGHBOURHOOD	Mimico

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Fireplace
Dining Room	Ground	—	Open Concept, Combined w/Living
Kitchen	Ground	—	Breakfast Bar, Ceramic Floor, Pass Through
Family Room	Ground	—	Track Lighting, W/O To Deck, Large Window
Primary Bedroom	Second	—	Double Closet, Wood Trim, Large Window
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Double Closet, Wood Trim, Overlooks Backyard
Bedroom	Second	—	Window, Chair Rail, Overlooks Garden
Recreation	Basement	—	Laminate, Pot Lights, Casement Windows
Laundry	Basement	—	Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SPECIALISTS INC.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.